

CUCKOO'S NEST ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
September 11, 2021
Pavilion, Common Area 2

ATTENDANCE

Pat Evans, Richard Hanley, Derek Harris, Pete McKenney, Eddie Owens, Paul Rippeth, Denny Smith, Megan Zeranski
4 lot owners/residents

Paul called the meeting to order at 9:02 a.m. He turned the meeting over to Richard for the Treasurer's Report.

TREASURER'S REPORT

Richard reviewed the August 2021 Financial Statement:

- August 2021 Balances:

Checking	\$ 37,867.65
Savings	\$ 8,199.28
Reserve Funds	\$157,811.51

COMMON AREA REPORT

- **Update on Authorization Forms Received for Pier 3**

Pat stated that there are still 6 forms that have not been received. Reminder notices have been sent.
- **Approve Letter for Forms Still Not Received**

Pat reviewed a letter to be sent to the lot owners/residents of the 6 outstanding forms. The Board approved the letter. Paul motioned that the letter be sent as written. Eddie seconded the motion. All were in favor.
- **Revised Start Date for Pier 3**

Jim reported that the contractor had communicated to him that he is looking at a revised start date of April 2022 instead of May 2022. Pat asked if that information could be communicated, from the contractor, to the Board in writing. Jim said he would call and request.

COVENANT VIOLATIONS

Discussed at Executive Session.

REVIEW ACTION ITEMS

- *Look into reinforcement or redo of seawall at beach*
 - It was decided that this would be tabled until spring.
- *Evaluate gap/hole at end of ramp in Common Area 1*
 - Richard was unable to get the divers to look at the ramp but surveyed the site himself. It is an extensive hole. Rip rap was discussed with a layer of smaller gravel on top. Richard suggested dropping bags of concrete into the hole. This seemed like a viable idea. Richard said that he will talk with a concrete contractor for advice/suggestions.
- *Estimate for more gravel for Common Area 2*
 - Pete mentioned that Dominion is supposed to bring in gravel as part of the cleanup following the completion of their project.
- *Install firehose bumper to launch pier in Common Area 1*
 - Richard completed this item.

OLD BUSINESS

There were no items or discussions under this topic.

NEW BUSINESS

- **Board Member Resignation Replacement**
 - The Board thanked Jim for his service to the community and his dedication and hard work with the first phase of the dock reconstruction. He was instrumental in the success of this project and laying the groundwork for the future replacements of docks 3-7.
 - Donald Henshaw, in attendance at the meeting, volunteered to replace Jim Amrein for the remainder of his term (September, 2021-June, 2022). Pat made a motion to elect Mr. Henshaw to the Board. Jim seconded the motion. All were in favor.
 - Donald Henshaw was elected by the Board as the replacement for Jim Amrein for the remainder of Jim's term (September, 2021-June, 2022).
 - With Jim no longer on the Board, Megan volunteered to be the liaison between the contractor and the Board.
- **Dues/Invoice Letter**
 - At a previous meeting Richard had requested that a letter be sent, with the Dues Invoice, explaining to lot owners/residents their responsibility regarding boat slips on piers 1 through 7. A letter was drafted and approved by the Board.
 - Richard reviewed the 2022 Dues Invoice. He said that this will be mailed in November. The Board approved this.
- **Community Events/Info on Website**
 - Pat mentioned that she had been asked about communicating information regarding a local arts center to lot owners/residents. It was discussed and decided that this information, and similar information, could be posted on the website under the Community Events/Info Page. Information regarding this type of posting will be included in the Summer/Fall 2021 Newsletter.
- **Approve Summer/Fall Newsletter**
 - Pat requested approval to distribute the Summer/Fall 2021 Newsletter to lot owners/residents. The Board approved.

OTHER BUSINESS

Richard mentioned that he would be meeting with a lawyer, for consultation, to review what services the Board can charge for regarding penalties for non-payment of dues and assessments. He added that once this has been determined we need to communicate this to all lot owners/residents so that they are fully aware of any consequences.

Paul requested that when members of the Board respond to email requests from lot owners/residents, finance companies, title companies, etc., they please cc the Board. This way others on the Board will know that the item or issue has been responded to.

MEMBER CONCERNS AND COMMENTS

There were no questions or concerns. Paul motioned that the meeting be adjourned. Denny seconded the motion. The meeting was adjourned at 9:54 a.m.

The next meeting of the Board of Directors will be held on
Saturday, October 9, 2021
9:00 a.m.
689 Elnor Road

MOTIONS/VOTES

Send Letter to Lot Owners/Residents of 6 Outstanding Authorization Forms for Pier 3

Paul motioned that the letter be sent as written. Eddie seconded the motion. All were in favor.
9 Yes. 0 No.

Board Member Resignation Replacement

Pat motioned that Donald Henshaw replace Jim Amrein for the remainder of Jim's term (September, 2021 – June, 2022). Jim seconded the motion. All were in favor.
9 yes. 0 No

CNABOD/pie

Approved by email: Harris, Henshaw, Rippeth, McKenney, Smith, Zeranski