

**CUCKOO'S NEST ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**September 12, 2022**  
**689 Elnor Road**

**ATTENDANCE**

Pat Evans, Derek Harris, Donnie Henshaw, Pete McKenney, Paul Rippeth, Denny Smith  
3 residents

Denny called the meeting to order at 6:05 PM.

**TREASURER'S REPORT**

Pat reviewed the August 2022 Financial information that was submitted by Meghan.

- August 2022 Balances:
  - Checking:       \$ 45,692.49
  - Savings:         \$ 8,200.25
  - Reserve Funds: \$154,780.41 (combined savings and CD's)
- Richard Hanley had communicated to the Board, before the meeting, that Edward Jones is currently offering rates of 3.25% for a one-year CD. Denny motioned that the matured Commonwealth CD be reinvested with Edward Jones at the 3.25% rate. Paul seconded the motion. The other 4 board members were in agreement. \$25,141.72 will be reinvested in a new one-year CD.

**COMMON AREA REPORT AND CONCERNS**

**Lawn Maintenance**

Pete mentioned that the current contractor is leaving approximately 2 feet from the shoreline into the Common Area uncut and untrimmed and, that the entrance to the Common Area is not being cut or trimmed, especially at the gates and card reader. Pat volunteered to contact Mr. Snyder and inform him to cut the grass from the cul-de-sac to the shoreline within both Common Areas as well as trim/cut at the entrances including around the gate and the card reader.

**No Diving**

Pete stated that he has not yet painted NO DIVING on the new piers but will do so soon.

**Repairs to the Seawall**

Denny mentioned that with Donnie having received a quote for the materials to replace the cap of the seawall the Board will eventually purchase the items to repair; however, he believes it could be November before he is able to tackle this project. He has had several residents who are willing to help. Supplies will not be purchased until a known date for the project has been decided.

**Steps at the Beach**

Denny researched the company Wet Steps and found that those steps need a minimum of a 48" drop. That will not work for our project. He will remeasure and recheck the information from the company suggested by the dock contractor.

**COVENANTS VIOLATIONS REPORT**

To be discussed in Executive Session immediately following the meeting.

**REVIEW ACTION ITEMS**

There were no prior Action Items to review.

**OLD BUSINESS**

Regarding the life-rings, Meghan has not yet purchased them. She is awaiting the debit cards. The original one installed on pier 6 is missing. Pat suggested stenciling PROPERTY OF CNA on each new ring. The Board agreed.

**NEW BUSINESS**

Pat informed the Board that the left pillar at the Cuckoo's Nest sign at the intersection of Bohannon and Cuckoo's Nest Drive is falling apart. The Board was unaware of this. Denny requested an Action Item be created to review this and decide how to proceed in fixing it.

*AI – Review what is happening to the pillar(s) and research the best way to repair.*

**Insurance Review**

There have been concerns and questions regarding the two insurance policy invoices. The current Board is unsure what these policies cover. Denny has read through the one policy, which is approximately 50 pages long. Seems like it is a liability policy only. And, what does the second policy cover? Meghan is researching with Nationwide (the second policy) to get a copy for our review. There is concern that neither of the policies cover any replacement or repair of any of the structures. Denny discussed and reviewed the information with another insurance agent who quoted a lower premium for better coverage. The Board will continue looking into this. Denny requested this issue be included in the October agenda as Old Business.

**Resignation of Board Member**

Derek Harris has sold his home in Cuckoo's Nest and will be moving out of the community; therefore, he is resigning from the Board. The Board will contact the person who received the 4<sup>th</sup> highest number of votes at the June 2022 election and request that he/she fill the position. Pat volunteered to reach out to this person.

**OTHER BUSINESS**

None

**MEMBER COMMENTS AND QUESTIONS**

The new residents, who attended the meeting, expressed their appreciation at the low HOA fee and how much you get for it. They also stated that they like the friendliness of the community.

They did express a concern about speeding, especially on Cuckoo's Nest Drive. The Board responded that this has been a subject discussed many times, by the Board, but with no outcome. In the past, the county has been contacted but with no response. Cuckoo's Nest is a state-maintained road and would need state/county approval to have anything done. While the Board agrees that speeding is a problem, they have yet to find a way to stop it.

Denny motioned to adjourn the meeting. Donnie seconded the motion. The meeting adjourned at 7:17 PM.

The next meeting of the Board of Directors will be held on  
Monday, October 3, 2022  
6:00 p.m.  
689 Elnor Road, Bumpass, VA

**MOTIONS/VOTES**

**MOTION:** Denny motioned that the matured Commonwealth CD be reinvested with Edward Jones at the 3.25% rate. Paul seconded the motion. The other 4 board members were in agreement. \$25,141.72 will be reinvested in a new one-year CD.

Yes votes: 6      No votes: 0

CNABOD/pie

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