

**CUCKOO'S NEST ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
September 14, 2019  
Common Area II**

The meeting was called to order by Paul Rippeth at 10:02 a.m.

Board members in attendance:

Jim Amrein, Larry Blanks, Kathi Cline, Pat Evans, Pete McKenney, Paul Rippeth, and 3 Association members

**TREASURER'S REPORT**

Kathi reviewed the August 2019 financial report.

- No CD's due till February.
- The electric bill for the gates, since July, has been \$16/month/gate.
- Dues are still unpaid from 2 lot owners.

Upcoming expenses:

- Insurance payments for the Board and the Pavilion are due in October.
- Repair or replacement of dock 2 at Common Area I.
- Replacement of the launch pier in Common Area I.

**COVENANT VIOLATIONS REPORT**

No change.

**COMMON AREA REPORT**

Parking of vehicles at the new docks was discussed. The CNA Board was informed that this issue had been discussed at a meeting of the Board for the new docks and should no longer be an issue.

Additional gravel has been dumped and spread at the areas disturbed by the new gate installation but more gravel may be needed to cover the driveway areas where old gravel has eroded away.

Several of the boards on the docks are in need of replacement as well as popped nails need to be hammered down.

There was discussion regarding adding steps, at the beach area, from the seawall into the water. Options will be researched and reported to the Board at a later meeting.

Due to the complexity and research needed regarding the replacement of the launch pier and docks at CA1, it was suggested that a committee be created to begin work on this. The committee will consist of two Board members and two association members. Their findings will be reported to the Board at a future meeting.

**Electronic Gate**

Updates regarding the gate include:

- Signs at CA2 still need to be installed.
- Knox Boxes still need to have the access cards inserted into the boxes. Key is needed to open boxes to insert the cards. The local rescue squad will be contacted.

### **OLD BUSINESS**

The By-Laws revisions were discussed. This is still under revision. The state has made some changes to Section 55 of the Virginia Code which will become effective October 1, 2019. Adoption of the new By-Laws is on hold until these changes have been published and the Board is able to review them. It was also discussed to add information regarding the Common Area access cards.

Violators of the 25 MPH speed limit within Cuckoo's Nest is still an issue but has lessened. This is most likely due to the fact that the summer visitors have decreased. The current violators seem to be some of the full-time residents.

### **NEW BUSINESS**

The Board was made aware of a situation regarding the Common Area access cards and the recent transfer of property where the seller failed to relinquish both access cards to the buyer/new owner. The original CNA property owner was contacted, by the realtor, to date, still not turned over the second card or contacted anyone on the CNA Board. It was suggested that due to this extenuating circumstance the Board defray the \$25 deactivation and card reissue cost. A motion to do so was made, seconded, and voted on 6-0.

### **RESIDENT/MEMBER COMMENTS & QUESTIONS**

A resident asked about reliable internet service and what it might take to get additional services within our area. Board members reviewed current options and discussed some of the services being added around the lake.

### **OTHER BUSINESS**

None

The meeting was adjourned at 11:24 a.m.

The next meeting will be held Saturday, October 12, 2019, 10:00 a.m., Common Area II.