

**CUCKOO'S NEST ASSOCIATION
ANNUAL MEETING MINUTES
JUNE 5, 2021
COMMON AREA 11**

IN ATTENDANCE

Board Members: Jim Amrein, Kathi Cline, Pat Evans, Pete McKenney, Eddie Owens, Paul Rippeth, Denny Smith
29 residents/lot owners

CALL TO ORDER

The meeting was called to order at 10:06 a.m. by Paul. He began by thanking everyone for attending. He asked everyone to be sure they sign in so it is recorded that they were in attendance. He acknowledged the Board members, in attendance, and asked that they introduce themselves. After that he asked the lot owners/residents to introduce themselves. He then turned the meeting over to Kathi for the Treasurer's report.

TREASURER'S REPORT

Kathi began by reviewing the current financials for May:

Checking: \$ 41,815.88
Savings: \$ 8,199.21
Reserve Funds: \$142,827.92

She stated that the final payment, to the contractor, for Piers 1 and 2 and the launch pier, in Common Area 1, had been paid. She mentioned that Cuckoo's Nest currently has 189 purchased lots. The only known expenditures for June are DPOR and lawn maintenance.

As an outgoing Board member Kathi personally reminded attendees that everyone has a voice. She asked that residents/lot owners review the agenda that is posted 7 days before the upcoming meeting and if they see an issue they would like to address to please attend the meeting. If they are unable to attend the meeting that they should email any concerns to the Board at info@cuckoosnestassociation.com. She added that residents/lot owners should read the Minutes, from the meetings, so that they are aware of what is happening in their community and, if you have questions, please contact the Board. She stated that Minutes are also posted, on-line, approximately 7 days after the meeting. She said that she has appreciated serving on the Board and getting to know so many members of the community.

Paul thanked Kathi for serving as Treasurer and for all her work the past 3 years on the Board.

DESIGNATION/SELECTION OF INSPECTORS OF ELECTIONS

Paul asked for 3 volunteers to open and tally the votes. Pat Amrein, Marcie Tuggle, and Brad Evans volunteered. Kathi was the supervising Board member.

SECRETARY'S REPORT

Pat asked that everyone review the Minutes from the August 2020 Annual Meeting to see if any changes needed to be made and if none were needed, to accept as written, without a reading of the Minutes. Mr. Hanley motioned to accept the Minutes as written, Mr. Harris seconded the motion. There were no objections. The 2020 Annual Minutes were accepted as written.

REPORT OF COMMITTEES

Common Area Report

Pete reported that the launch pier and piers 1 and 2 in Common Area 1 are complete. He then mentioned that there has been a problem with someone tearing up the areas within the common areas with a golf cart. If anyone actually sees this happening to call the Sheriff. He added that children are not permitted to drive/operate golf carts or utility vehicles.

Pete reminded everyone that Dominion will be using Common Area 2, from July-September as their staging area for the work on the foundation of the tower located in the water beside the Common Area. They will be housing their boat in an LALC boat slip. During this time, if you see something you don't like, please let the Board know.

Paul ended the Common Area Report by thanking Jim Amrein for his work in coordinating and overseeing the reconstruction project and for watching out for the small details to make it successful.

OLD BUSINESS

Jim opened by stating that post caps have been installed on several of the posts on piers 1 and 2 but 110 are still needed to finish the project. He did not want to make that purchase until it was approved by the Board. Eddie motioned that the

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Board approve the purchase. Denny seconded the motion. It was approved. Jim will purchase the remaining 110 post caps.

Jim presented the information for the reconstruction of Pier 3. He stated that he had reached out to 6 contractors. As of this date, only 3 have responded and only 1 of them responded with an estimate. The contractor that responded with an estimate was WH Construction, the contractor who built the launch pier and piers 1 and 2 in Common Area 1. Their estimate for pier 3 is \$65,000 with the project scheduled for May of 2022. This estimate, since it is a year out, does come with the stipulation that if the cost of materials changes the cost for the project could change. The breakdown for the fingers is as follows:

- 16 ft finger \$1235.52
- 18 ft finger \$1387.96
- 20 ft finger \$1544.40

These costs are \$.64 less per square foot than the cost for piers 1 and 2.

Jim added that WH Construction was very cooperative to work with and came in on time of their 8-12 project time-line completing the project in 8 weeks.

Another contractor provided no estimate and said they could not schedule the project until sometime in the Fall of 2022.

Jim mentioned that he would like to solidify the contract, within the coming week, with WH Construction so we don't lose the estimate and the time-frame for the scheduling of the project.

Denny said he would like to see and review the contract before any agreement is signed.

The residents/lot owners, who have boat slips on pier 3 and were in attendance at the meeting, were in agreement to move forward with the contract; however, Pat spoke up with the reminder that we need approval/authorization from all slip owners/lessees for the project. After some discussion it was decided that Pat would send an email to the Pier 3 owners/lessees requesting their Authorization ASAP (the week of June 6, 2021).

Jim mentioned that Pier 3 plans have been approved by Dominion and the County. He then added that Piers 4-7 will eventually need to be replaced and whoever will be drawing up those plans will need help.

Denny suggested that Jim check with WH construction to see if they would put a clause in the contract whereby, if needed, we could withdraw 6 months before the start of the project. Jim said he would speak with the contractor to see if 6 months or 3 months would be acceptable. Jim motioned to have the Board accept a contract with that clause. Mr. Pitcher seconded it. It was approved that the Board will accept an immediate contract if it includes a clause whereby the Board can withdraw from the contract agreement with no penalty.

Jim ended by thanking Cliff and Brian for their help in removing trees within the Common Area. He also thanked Mr. Hanley for his help in removing the debris pile from Common Area 2.

OTHER BUSINESS

A resident helped open this portion of the meeting by recognizing Larry Blanks, and thanking him for his 3-year service on the Board. He stated that Larry was instrumental in getting the electronic gates installed and he truly appreciated all the work Larry put in to get the project completed.

Jim brought up that something needs to be done to fix the hole at the end of the launch pier in Common Area 1. He suggested rip-rap. A discussion began for a solution. One resident stated that rip-rap was probably not an answer as you cannot drive over it. Another resident added that there had been the same problem with the launch pier in Common Area 2 and that had been resolved by adding road gravel. More discussion resulted in the possibility of using road gravel #3.

There was a question, from a resident, on the purpose of the Reserve Fund. Kathi explained that a Reserve Fund is required of all POA's and HOA's, by the state, to have funds on-hand to repair or replace structures maintained by the POA or HOA. The resident then asked why boat slip owners/lessees are required to pay for the fingers. Kathi answered that while the main walkway and swim platform are community/association property, the boat slips are leased to the owner/lessee and not the property of the Association. Eddie added by explaining that the Reserve Fund is conducted by an engineering firm and required to be completed every 5 years to be sure that information is updated as needed. A resident spoke up that he had heard that the Cuckoo's Nest Reserve Fund was one of the best funded around the lake. Kathi responded by saying that a Reserve Fund considered "good" is approximately 75% funded and Cuckoo's Nest was close to that at the time of the reconstruction of Piers 1 and 2 and the launch pier.

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A resident asked if the new boat slips will be numbered? Pete answered that the nail-in type of numbers drop off when the wood dries out and shrinks and the painted-on fade quickly. The resident added that she has seen a few slips where people have put their slip number.

The same resident asked if there would soon be updated boat slip lists? Pat responded that she and Pete had been working on this. Before posting the lists, they had been sent to Doug Whitlock to see if LALC had assigned or transferred any slips the Board was not aware of but still have not heard back from him. Pat said she would reach out to him again this week. She mentioned to Pete that if the Board cannot get information from him the Board may want to post what we have for now.

A resident asked about the possibility of having the new docks sealed to increase their life-span? There was some discussion but no decision. It was mentioned that Dominion may have an issue with it since the sealant would fall into the water.

Paul spoke about having the free-standing lift removed, from his slip, before the reconstruction of piers 1 and 2. He added that due to the increase in the length of the pier he had to have the legs of his lift modified to adapt to the deeper water. He also wanted them to be aware of the cost of removal and re-installation for those involved in future pier replacements.

A resident asked if there would be any type of bumper installed around the new launch pier in Common Area 1? Kathi responded that there might be enough left over from what was installed on the launch pier in Common Area 2 to be used in Common Area 1. She would check with Larry and let the Board know.

The discussion of a bumper on the launch pier opened a dialog regarding personal watercraft and small skiff-type boats when they are being launched or retrieved from the launch pier. Residents stated that depending on the water level, and, if a boat comes by and creates a wake, the personal watercraft or skiff can go under the pier and bounce against the underside of the pier. Resident asked if some type of bumpers could be installed. Paul suggested a review of how this might be solved be put on the Action Item List.

A resident asked about steps as the beach? The response was that it had been reviewed and it was a liability issue. This brought about discussion regarding the best ways to enter the water from the beach. A resident said that he had recently purchased a set of steps, Wet Steps, from a company at Smith Mountain Lake, and that they were working very well. He said the Board was welcome to come look at his to see if this might be a solution.

A resident asked if the Board was going to get new sand for the Beach? The response was that the Board had attempted to have fresh sand by Memorial Day but could not find anyone who had the correct type of sand. This is still a work in progress. The Board is hoping to have fresh sand by July 4th.

A resident mentioned that there is a decaying board on the seawall at the beach. He will take care of replacing it.

Paul mentioned that the Common Areas belong to all of us within the community. If you see something that needs to be corrected, if you can do it, please do, if not, please contact the Board so it can be taken care of. Moreover, if you see trash, please help by picking it up and disposing of it.

A resident asked about animal control for the bear that has been visiting homes within Cuckoo's Nest. There were several responses but Kathi responded that, if spotted, you can call animal control but, it will, most likely, be gone before they arrive.

Kathi recognized and thanked Deb George for the work she did to clean up and beautify the sign garden of Section III, Tranquility, at the corner of Elnor Rd and Ashley Taylor Way.

ELECTION RESULTS

All votes had been accounted for and tallied. Paul read the results. 68 ballots were received. 67 ballots were tallied and counted. 1 ballot had no address or lot number and could not be verified so it could not be counted. Following are the results:

Richard Hanley	56 votes
Derek Harris	50 votes
Carl Moellering	32 votes
Megan Zeranski	49 votes

Board members who have completed their 3-year term and will be leaving the Board: Larry Blanks, Kathi Cline, Carl Moellering

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The Board members who will be filling those positions (6/2021-6/2024) are: Richard Hanley, Derek Harris, Megan Zeranski.

Paul mentioned that the new Board would meet, briefly, after the Annual Meeting was adjourned to select officers and schedule the first Monthly Meeting of the new Board.

After the results were read, a resident spoke up to thank the Board, those who had served and those who will be serving, for giving of their time to the community.

ADJOURNMENT

Paul asked if there were any more questions or comments. There were none.

Paul motioned to adjourn the meeting. Kathi seconded the motion. The meeting was adjourned at 11:09 a.m.

MOTIONS

1. Jim to purchase 110 post caps for piers 1 and 2.

Motioned by Eddie. Seconded by Denny. No objections. Motion carried.

2. Board to accept a contract agreement with WH Construction for the reconstruction of Pier 3 with a clause that, if needed, the Board can withdraw 3 or 6 months before the start of the project with no penalty.

Motioned by Jim. Seconded by Mr. Pitcher. No objections. Motion carried.

ADDED TO ACTION ITEMS

Look at a solution at the launch pier in CA1 for personal watercraft and small skiff-type boats.

CNABOD/pie

Approved via email 6/8/2021

6 Board Members