

**CUCKOO'S NEST ASSOCIATION
ANNUAL MEETING MINUTES
JUNE 1, 2019
COMMON AREA II**

IN ATTENDANCE

Larry Blanks, Kathi Cline, Pat Evans, Carl Moellering, Paul Rippeth, Dutch Zuidema, Detective Chuck Love (Louisa County Sheriff's Office), 24 Lots were represented

The meeting was called to order at 10:24 a.m. by Larry Blanks. A quorum was present with 24 lots being represented. He began by thanking everyone for attending. He recognized the passing of John Decker and all his contributions to the Association. He introduced himself and asked that everyone attending do the same. He communicated the prime purpose of the meeting, the election of new Board members, and asked for three volunteers to tally votes. Pat Amrein, Chuck Detwiler, and Marcie Tuggle volunteered and, along with Paul Rippeth, Supervisor of the Election, went to a designated, separate area to count and tally the ballots.

SECRETARY'S REPORT

Minutes of the 2018 Annual Meeting had been distributed to the attendees for review. Pat Evans requested that a motion be made to adopt the minutes as written. Larry Blanks motioned they be adopted and Carl Moellering seconded the motion. It passed unanimously. The minutes were adopted as written.

TREASURER'S REPORT

Kathi Cline reported that the Association currently has \$48,909.28 in the checking account and \$18,196.65 in the savings account. Six lots still have unpaid dues and have received written notification of such. Kathi thanked all those who have paid. She mentioned that a donation of \$100 was made to the Lake Anna Fireworks Committee and that once a contractor has been secured and work completed, payment would need to be made to fix the damaged dock in Common Area I. The damaged boat dock created conversation regarding people misusing the Common Areas and water around the docks/piers. "If you see it, report it". The Association Board cannot react to damages or issues to which they are unaware.

COMMITTEE REPORTS

Electronic Gate Committee

Larry Blanks communicated the current status as well as the steps that had been taken to arrive at the implementation and installation of the electronic gate. He reviewed the procedures for using the gate and answered members' questions.

- Would there be a monthly fee for the gate?
 - The only monthly fee will be the electricity for the card readers at the Common Areas which will be paid out of Association Maintenance funds. Larry explained that the funding for the gate came by borrowing from Association funds which, with future annual dues, is planned to be paid off within 3-5 years.
- What if there is a power failure?
 - In the event of power failure to the gate, the gate defaults to OPEN. If power to the gate will be for an extended period of time, the gate will be secured with a combination lock.
- How will emergency vehicles access the Common Areas?
 - Emergency personnel, as well as the portable toilet and lawn maintenance companies, will have special access to the gate.

COMMITTEE REPORT

Electronic Gate Committee, cont.

- How will realtors access the Common Area if showing a lot or home to a prospective buyer?
 - Realtors showing the Common Areas to prospective buyers of properties within Cuckoo's Nest will have to park at the entrance and walk through the gate. They will not be given card access.
- How and when will members receive their cards?
 - Final installation of the gate (the card reader) is scheduled for Wednesday, June 5, 2019. With that installation, selected Board members will be trained in the implementation process for the cards. Once all cards have been recorded in the system, the Board will be able to distribute cards to members. Information regarding distribution has not yet been solidified but the gate will not become active until all Association members have been given the opportunity to receive their cards.

Copies of the procedures, developed by the Board, were passed out to the members for review. Members were asked to make any comments or suggestions. Once the procedures have been approved, they will be given to Association members upon receipt of their cards and will be accessible on the Cuckoo's Nest Association website.

Common Area Report

Dutch Zuidema thanked everyone who helped with the spring cleanup. He mentioned the damage done to the pier at Common Area I and that even though several contractors had been contacted it would be some time before it would be repaired as their schedules were currently very heavy. Also, replacement of the launch pier in Common Area I is still on-going.

Association members had some questions regarding the Common Areas:

- What about the possibility of installing steps at the beach wall to ease access to the water?
 - Discussion ensued regarding how to be contracted, liability, etc. Decision was that it will be discussed at a future Board meeting.
- Is it possible to have NO WAKE buoys at the piers?
 - This has been an on-going question due to the large swells created by the speed boats traveling close to the piers; however, Dominion has stated that they will not be adding more NO WAKE buoys on the hot/private side of the lake. Detective Chuck Love responded, informing members that if they can get a picture of the boat or the boat's registration number, a report can be made to the Sheriff's Office of the violation.

OLD BUSINESS

An Association member asked about a storage shed that had once been part of the list of items to be installed at the Common Area. It would hold dock replacement wood, grounds maintenance tools, etc. This item is pending while the Board determines if this is a viable addition to Common Area II.

NEW BUSINESS

An Association member asked for the result of a past request to see if a cell tower was feasible in our immediate area. Larry answered that this had been researched and was not possible due to the site specifications for such an installation.

NEW BUSINESS, cont.

The issue of vehicles exceeding the 25 MPH speed limit was brought up. This has been an on-going issue.

Detective Love responded:

- If it is a contractor, get the truck number or name of the contractor. A call to the company owner could make a difference.
- Also, if a report of the violating vehicle is made to him, he will ensure that the contractor/company owner is notified.

Can speed bumps be installed?

- No. Our roads are state maintained and cannot have speed bumps.

An Association member suggested increasing the number of speed limit signs within the neighborhood.

ELECTION RESULTS

All votes were tallied and the following Association members were elected to fill the open Board positions:

Jim Amrein
Pat Evans
Pete McKenney
Thomas Pitcher

Specific positions will be decided at the first meeting of the new Board members.

GUEST SPEAKERS

Detective Chuck Love, from the Louisa County Sheriff's Office, was introduced and spoke to the Association members regarding home safety, Emergency Response calls, how to address violations by others (water and road), and answered questions. For Emergency Response, the best practice is to call 911.

Louisa County Fire and Rescue and Wake Edgers Gear and Gifts were unable to attend.

As Louise County Fire and Rescue were unable to attend, Kathi, an EMR volunteer, spoke regarding how individuals can assist Emergency responders to best help you during a crisis. An information/contact form was made available for members to take.

The meeting was adjourned at 11:38 a.m.

As all Board members were not in attendance, the first meeting with the new Board members was set for Saturday, June 15, 2019, at 9:00 a.m. in the pavilion at Common Area II.

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6/4/2019