

**CUCKOO'S NEST ASSOCIATION  
ANNUAL MEETING MINUTES  
JUNE 4, 2022  
COMMON AREA 2**

**IN ATTENDANCE**

Board Members: Pat Evans, Richard Hanley, Derek Harris, Pete McKenney, Eddie Owens, Paul Rippeth, Denny Smith, Meghan Zeranski. 24 lots were represented

**CALL TO ORDER**

Denny called the meeting to order at 10:00 a.m. He began by thanking everyone for attending. He asked everyone to be sure they sign in and asked that any ballots be turned in. He acknowledged the Board members and asked that they introduce themselves. After that he asked the lot owners/residents to introduce themselves. He then turned the meeting over to Richard for the Treasurer's report.

**TREASURER'S REPORT**

Richard began by reviewing the current financials for May:

Checking:     \$ 18,863.88  
Savings:       \$ 8,198.87  
Reserve Funds: \$172,072.56

He mentioned that there are currently 191 lots paying dues for an annual income of \$47,750/year. He mentioned that new Reserve Study is scheduled to be conducted in Fall of 2023. Denny added that the money borrowed from the Reserve Fund to purchase the electronic gates had been fully paid back.

**DESIGNATION/SELECTION OF INSPECTORS OF ELECTIONS**

Denny asked for 3 volunteers to tally the votes. Paul presided over this process.

**SECRETARY'S REPORT**

Pat asked that everyone review the Minutes from the August 2021 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. Eddie motioned to accept the Minutes as written. Denny seconded the motion. There were no objections. The 2021 Annual Minutes were accepted as written.

**COMMON AREA REPORT**

Pete stated that pier 3 in CA1 was almost complete. The contractor anticipates the final inspection of the pier Wednesday, June 8, 2022. He stated that piers 4-7 were not scheduled to begin replacement until 2024, according to the Reserve Study. Denny added that pier 3 had been slightly shifted to the left of its original location to accommodate a bit more space from pier 2.

A resident asked what the estimated cost of the slips for piers 4-7 might be. Eddie mentioned that the cost of the slips/fingers for pier 3 was listed in the 2021 Annual Meeting Minutes and that it would probably be similar. Pete added that while the slips/fingers on piers 1-3 were graduated in length this should not be the case for piers 4-7. The graduated lengths were to accommodate the limited space at piers 1-3. Piers 4-7 should have adequate space to accommodate all 20 ft. finger lengths. Denny added that Bell Surveys has been contracted to plan out the proposed replacement of piers 4-7 and to see if any adjustments can be made for more allowable space between the piers. Pete added that no items are permitted on the walkways of the piers but that owners/lessees may put items on their fingers.

A resident asked if the lifts on piers 4-7 would have to be removed prior to reconstruction. There is concern regarding the cost. Denny responded that yes, slip owners/lessees do need to have the lifts removed but the dock contractor will remove for \$75/hr. Pete added that removed lifts can be stored within the Common Area during construction.

Residents brought up the current state of the beach in CA2. Repair or replace seawall, new sand, weeds in sand, possibly a handrail for easier access from the beach to the water. What is the timeline? Why has this not been addressed? Can we hire someone to fix? Denny responded that this is usually something that gets taken care of during a volunteer "workday" and unfortunately, the Board failed to get this scheduled this spring. He mentioned that the Board had contacted a few contractors about getting estimates on having the seawall repaired or replaced but were never able to get them to come look at the project. Regarding the sand, the Board had looked at it on separate occasions and felt that the current sand could be redistributed. Pete added that even if we were to find a contractor to repair or replace the seawall

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the timeline could be at least a year or more out. Denny told the residents that the Board will review the issues and determine the best course of action.

Pete noted that the cones in the gravel area in CA2 were to protect a bird's nest that had been constructed in the rocks.

A resident asked who is supposed to be mowing the area at the Tranquility Sign. After some discussion, the Board stated that they would meet with the new lawn crew and review the areas, other than the two common areas, that need to be maintained. There is some confusion as to the ownership of the land on which the Tranquility sign is located. Is that area deeded to the Association? The Board will research this.

**OLD BUSINESS**

None

**OTHER BUSINESS**

A resident brought up a concern about the wakes at the docks due to passing boats. Denny responded that while the Board understands the concern the Board has no authority in this matter.

A resident voiced concern regarding 3 lots next to his property that the current owner told him they were going to build 3 homes on for short-term rental. Can the Board do anything? Denny responded that the Board has no authority in this matter and the best recourse would be to follow whatever Louisa County decided. Derek added that attending the County meetings could be helpful and if he (the resident) would notify the Board of future meetings regarding this issue the Board will distribute the information to CNA residents.

Extra tree limbs and debris left in front of several homes on Cuckoo's Nest Drive were a concern to a resident. Who is responsible for clean up? The response was that these had been cut down by the company hired to do the clean up after the winter storm and they had not yet come back to get them. A call to Louisa County that this area was still in need of clean up should take care of the problem. A resident said they had the number to call and would forward it to the Board.

Speeding was also a concern of several residents. Derek mentioned that the Board has discussed this before, as this is an on-going issue, and that he had contacted the Sheriff's office to see about getting an electronic speed monitoring sign put on Cuckoo's Nest but had not yet heard back from them. Another resident suggested adding additional 25 MPH signs.

A resident asked who is responsible for fixing the damages to a pier/dock caused by an owner's boat? Denny responded that it is the owner's responsibility and that the Board had created a procedure whereby the Board would fix or have the repairs done and the owner would be sent a bill for the services. This new policy was stated in the Minutes of an earlier meeting but that, as of yet, the Board had not needed to put it into practice.

**ELECTION RESULTS**

All votes had been accounted for and tallied. Paul read the results.

Donald Henshaw	68 votes
Pete McKenney	56 votes
Denny Smith	60 votes

These Board members will serve a 3-year term (June 2022-June 2025).

Denny mentioned that the Board would meet, immediately following the adjournment of the Annual Meeting to select Officer positions and decide of the date of the next Monthly Board Meeting.

**ADJOURNMENT**

As there were no more questions or concerns a resident motioned that the meeting be adjourned. Denny seconded the motion. The meeting was adjourned at 11:05 a.m.

Minutes approved by the Board via email: Harris, McKenney, Owens, Rippeth, Smith, Zeranski