

**PRELIMINARY – Not yet approved**

Cuckoo's Nest Association  
Board of Directors' Meeting  
April 14, 2012  
10:04 a.m. (McKenney residence)

**Board Members Present:**

Pete McKenney, Carl Moellering, Bill Stevens, Tim Coleman, Gene Wyatt,  
Lorenda Ward, Karen Gordon, Felicia McKenney

Guest: Pam Colbert

**Secretary's Report:**

The meeting minutes for March 10, 2012 were reviewed. Tim made a motion to accept the minutes; Karen seconded. The March minutes were approved and will be noted on the website accordingly.

**Treasurer's Report:**

Bill provided the Directors with the report dated April 14. Both accounts with Virginia Community Bank have been closed except the Capital Asset CD's (3). The Association also carries a CD with Commonwealth One. BB&T holds all other accounts. Bill noted a correction will be made to the checking account balance noted on the report – should show \$12,488.96. A corrected report will be sent to all Directors.

All insurance policies are in place. The 2012 budget is approved (March meeting approval).

Bill reported the billing with the portable toilet company has been resolved. No payment is expected from the Association for January. The Association paid for December; however, the toilets should be locked December 1 of each year. Bill reported the toilet a Common Area 2 was still unlocked as of April 3 and the urinal was found destroyed. Someone apparently put lighter fluid in the urinal and set it on fire. The Association is expecting an invoice for the repair.

108 lots have paid dues and the Association has one new member with one additional pending. 43 lots remain unpaid. Dues are payable April 30, 2012 before late fees apply. Warning letters will be sent as appropriate.

One property owner remains overdue from 2011 and is pending a lien on the property.

Lorenda reminded Bill that we may have an issue now that our assets exceed \$100,000. Bill responded that he's completing the IRS Non-Profit form this afternoon; but Lorenda's concern is not founded as the Association remains Non-profit.

Tim made the motion to accept the April 14 Treasurer's Report (as amended) and Carl seconded. The report is approved.

#### New Business:

Tim placed an entry on the Association website welcoming the new business owners of Wake Edgers into our community. Another property owner, Todd Wise, requests to place a notation regarding his business on the website as well.

Tim suggested we set up a classified link on our website for community members only. This arrangement would be a separate page allowing for name, contact information, and link. We will need a disclaimer to state that the Association does not endorse the companies who participate. Tim offered to coordinate and made the motion to proceed with the project. Gene agreed and Lorenda seconded the motion. The Board approved the plan. Lorenda requested all dates be confirmed on the website (2011 vs. 2012).

Nominations: Lorenda and Jessica are the Nominating Committee members. Karen Gordon volunteered to assist Lorenda in making phone calls if Jessica is not available.

Bill reported Paul Rippeth has volunteered. Bill suggests the Committee contact Danny Savage who is a C.P.A. and his neighbor, Ed Fitzgerald, both of whom he thinks may be interested in serving on the Board.

Lorenda said it would be great to have a waterfront owner on the Board.

Tim will coordinate the Annual Meeting mailer no later than May 1. Bill suggested for Tim to add language regarding the potential need for a property management company in the mailer. If we don't get sufficient interest from property owners to serve on the Board, then the Association's option may be to dissolve the corporation and return it to Doug Whitlock. Mr. Whitlock would bear the responsibility of taking care of the common areas: lawn maintenance, piers, beach, pavilion, portable toilets, gate access, etc. Bill will draft language for Tim to include in the mailer. Tim to provide Bill a copy of last year's letter.

Pete reported the Association has received a letter from Mr. Whitlock of Lake Anna Land Corporation dated March 23 (copies provided to each Director). The letter states that both Dominion and Louisa County's Sheriff's office have approached him on two separate matters: fishing tournaments and ATV use in Section III. Mr. Whitlock indicated the Board should review the General Liability

policy to make sure of full protection if he (or others) takes legal action if Common Areas are closed by Dominion. His damages would be approximately 3 million dollars. Pete contacted Mr. Whitlock by phone (Bill and Felicia heard discussion) and by letter. Pete provided a copy of the response sent to Dominion regarding fishing tournaments stating this Association does not sponsor tournaments. Regarding inappropriate ATV use, the Board's position is that it remains a police issue. Felicia and Bill remarked that Mr. Whitlock's response was positive following Pete's affirmation that fishing tournaments ARE NOT sponsored by the Association and that there are some internal issues within the community that have brought Dominion and Louisa County into this heightened scrutiny of Association activities. Mr. Whitlock has been invited to attend our Spring Clean-up to see our community and witness the work that our property owners do to keep Cuckoo's Nest a preferred recreational community in Louisa County. If he does not attend, the Association will follow up on the invitation.

Pete reminded the Board that a small faction in our community have brought the fishing tournament and code enforcement issues to Dominion's attention without regard for the special assessment (above insurance coverage) that may ensue for all property owners if legal action is taken on these matters that do NOT have merit.

Lorenda asked for confirmation as to how many seats we need to fill in June. As a reminder: Gene Wyatt (Registered Agent), Corey Fischer, Tim Coleman (Web Master), and Bill Stevens (Secretary/Treasurer) will be ending their terms. Jessica Escobar may be moving out of the community (Confirmed as of 04/19). Therefore, 5-6 nominations are needed. Tim suggested that we contact Greg Phipps to check his interest in returning to the Board.

Carl endorses the property management company idea, especially if an accounting professional does not volunteer to serve in the Treasurer role.

Bill reminded the Board that if we proceed with a property management company, a Special Assessment will need to be made initially with an increase in dues for each property owner going forward. Karen asked how much of an increase should be expected. Bill estimated the cost could be anywhere from \$25-150. Bill will see if a representative from a property management company will speak at the upcoming Annual meeting.

Lorenda suggested that another item for the Annual Meeting is discussion of the use of golf carts and utility vehicles within Cuckoo's Nest. The Association has received communication from several property owners citing legislation that has been approved by other communities for use of these vehicles in areas with 25 m.p.h. speed limits. Lorenda will present at the meeting and will solicit volunteers to serve on a committee to pursue the same for Cuckoo's Nest. Colonial Beach already has the provision in place.

The Committee will contact other HOA's on the lake who have the same ingress/egress layout as Cuckoo's Nest. Louisa County needs to adopt the exception.

Pete reported the Association has received a Code Enforcement complaint from Louisa County. One property owner at Common Area 2 was using a floating dock which is a change to the shoreline according to regulations. The owner is removing the floating dock and will install a lift. Dominion was also involved in the review and requested the Association provide a pier detail noting all existing boat lifts. All boat lifts must be approved by Dominion. The information was provided and approval received by Dominion for all lifts presently in place. Tim was asked to make a note on the website reminding property owners of the requirement to obtain Dominion's approval before installing boat lifts. Felicia suggested that Gene add a note with the new homeowner packages that states the same.

Spring Clean-Up (April 21): Pete and Carl will follow-up with Greg Phipps to make sure a walk down is done on each common area. Carl will follow-up with Jessica to make sure the food coordination is underway.

Property Owner Pam Colbert asked for time to speak regarding communication with the Board. Pam asked the best way to communicate because her recent e-mails have not been answered. Tim responded that all e-mails to the Association website should be received by all Board members. Lorenda reported that she is not receiving the e-mails. Tim will test the site to make sure all Directors are receiving. Tim was reminded to remove Corey Fischer from the auto link. Tim also commented that while each Director is receiving the e-mails, we have not made it clear who should take the lead in responding and therefore, a better job in assigning the appropriate responder will be done. Bill also invited Pam to send him a special e-mail in addition to those sent to the website. His e-mail address is [foggy55@hughes.net](mailto:foggy55@hughes.net). Pam is looking for a response within a couple days of her e-mails.

Pam also stated that the e-mail asking for time on the Annual Meeting agenda for a Sheriff's Deputy to speak regarding Neighborhood Watch was never answered. Felicia reported that the topic of Neighborhood Watch is on today's agenda for the Executive Session which will follow. Pam said that only 15 minutes will be needed and property owners don't have to participate. The Board does not sponsor Neighborhood Watch. Carl also responded that the early meeting today was also conducted prior to a response.

Pam Colbert was excused at 11:02 to allow the Board to move into Executive Session. Bill asked Pam to advise Mrs. Douglas that he left her a message following the 9:00 meeting.

Items from the Executive session of common interest:

The Board of Directors agrees not to accept cash payments for dues or other fees. Payments from members must be made in the form of a check or money order.

The Board of Directors agrees to allow members to speak at Board meetings when written requests are made by a member to appear on the agenda. The member should provide the topic to be discussed.

The Board of Directors agrees to post current and proposed budgets on the CNA website.

Dominion provided approval for Wake Edgers to make a presentation at the upcoming Annual Meeting scheduled for June 2, 2012. Pete will contact Mr. Smith with the approval.

Following the Executive Session, a motion was made by Bill to adjourn; Carl seconded. The meeting adjourned at 12:07 p.m.