

PRELIMINARY (Not yet approved)

August 27, 2011 at 1016

Minutes of Cuckoo's Nest Association Board of Directors Meeting

Attendance: Pete McKenney, Carl Moellering, Bill Stevens, Tim Coleman, Karen Gordon, Cory Fischer

Treasurer Report: Bill indicated both bank accounts are presently open. Virginia Community Bank account to be closed once all outstanding checks have cleared. One initiation fee has been received; 2 lots are sold: Lot 64 and 50 Wilson Street (9/13/11 closing). Treasurer Report will be finalized and emailed to Board 8/31.

Pete asked if Randy Todd's address had been updated to Cuckoo's Nest address vs. a mailing address. Bill confirmed update complete.

Four lots are pending lien action. Bill to take action no later than September 2.

Tim requested one address list for the Association vs. two that are presently maintained. Tim will keep master list and will e-mail Board. Bill will provide updates to Tim as needed.

Old Business:

Tim will contact Jessica for copy of minutes from June, 2011 meeting. Tim will post on Website.

Pier repair completed at Common Area II. Liable party's insurance paid full cost of repair.

Port-a-John finally relocated at Common Area II.

Pete is still working with Joey Vaughan to repair ramp at Common Area I, an action previously approved by this Board. Delays have been attributed to low/high water conditions. The Board agreed that the current water level should allow the contractor to complete work within the month.

Beach area at Common Area II was restored with new sand. The sand is already beginning to wash away; therefore, 2 x 6's need to be driven to prevent further erosion. We have approximately 180 feet to shore up. Estimates are being obtained by Pete. One has already been received from Plum Tree Properties.

Bill reported that the ramp repair and bulkhead repair work will come from the Capital Assets account, which has sufficient reserves to satisfy costs.

Carl suggested we also consider calling a Volunteer Project to move sand, install plastic, and rip rap to help minimize costs associated with the bulkhead repair.

Pete reported that he and Carl visited a stone company in Catlett, VA to get an estimate for concrete steps (3x4 platform) that could also be incorporated into the bulkhead project. Tim reminded the Board that a railing would be needed as well as an application to avoid slipping on the stairs, a concern stated by Cory. Concrete would be better than wood. The rip rap would run right up to the stairs on either side. Karen suggested that a company called Virginia Home Improvement should also be asked to provide an estimate for the needed bulkhead repair project. Pete will call Sea Walls and Rip Rap the week of 8/29 for an estimate.

Cory reported the postcard mailer regarding the Yard Sale and Fall Clean-up is ready and will be provided to Tim who will mail no later than 9/3/11. Karen has consulted with the Central Virginian Newspaper regarding the announcement of the CNA Yard Sale scheduled for Saturday, September 24 from 9 am-2 pm. The Board agreed that Karen should ask for the ad to be run one week prior to the event. Cory suggested to Karen that an announcement should be written and posted on the Website. Karen will send Tim a write-up today. Common Area II gate will be open during Yard Sale.

Tim will follow-up with Jessica to get corrected Slip Assignments (specifically for lots 43 and 44; one was not listed properly on last update posted on the community bulletin board) for posting on the Website. Jessica will need to correct bulletin board postings.

Tim has received annual invoice for Website and will be forwarding to Bill for payment.

Pete reported a tree contractor has been working in the Community and apparently is not completing work as paid. All should be cautious.

With no further business, Carl made a motion to adjourn this meeting; Bill seconded the motion.

Next meeting: October 8, 2011 at 1000

Adjourn: 1100