

DRAFT MINUTES OF
CUCKOO'S NEST ASSOCIATION'S ANNUAL MEETING
JUNE 2, 2018

The Annual Meeting of Cuckoo's Nest Association was called to order at 10:02am by the Association Secretary John Decker in the absence of President Lorenda Ward. It was determined that a quorum was present with 32 lots represented at the meeting.

John Decker introduced current members of the Board who were present at the meeting: Pete McKenney, Paul Rippeth, Stephanie Brown, Dutch Zuidema, Richard Hanley, Naomi Smith and Eddie Owens, noting that President Lorenda Ward was unable to attend due to a family commitment.

Board members Stephanie Brown, Dutch Zuidema and Richard Hanley terms of office were ending and three new Board members would be elected at today's meeting. Five people had submitted their names for the ballot to be voted on for three-year terms. Those names are: Carl Moellering, Larry Blanks, Kathy Cline, Wayne Turner, and Mark Douglas.

Three lot owners volunteered to count ballots for the election: The current Board member assigned to oversee the ballot counting was Stephanie Brown. The ballot counting was conducted at an adjacent location separated from the ongoing business meeting.

Secretary's Report

The Minutes of the 2017 Annual Meeting were circulated for review by the attendees and a motion was made by Richard Hanley, seconded by Eddie Owens, to approve the minutes as written and was passed unanimously.

Treasurer's Report

Treasurer Paul Rippeth gave the Treasurer's Report, indicating that \$31,300 in dues had been collected so far for 2018. He reported a balance of \$7,900 in the CNA checking account, \$42,810 in the savings account and \$184,966 in Certificates of Deposit.

Common Area Team Report

Dutch Zuidema gave the Common Area Team Report. He thanked those volunteers who gave of their time and efforts at the spring clean-up. He thanked Pete McKenney for the addition of the light at the gate locks to ease entry into the Common Areas after dark. Other actions taken this past year in the Common Areas included replacing a broken post on one of

the docks, addition of a level picnic area in Common Area I, tree trimming, and cutting down three dead trees. He thanked Jerry and Naomi Smith for volunteering their time and effort to clearing a large amount of underbrush from Common Area II and thanked Pete McKenney and Darren Welch for obtaining swing sets, one of which has been installed in Common Area II.

Dutch indicated that he had budgeted leaf removed for both Common Areas this year to be done in the fall rather than using volunteers due to the volume of leaves to be removed from the Common Areas. He noted that a large hole had been observed underwater at the base of the boat ramp in Common Area II when the water level was very low this past winter and that gravel had been dumped into that area to fill it. He indicated in the future the boat ramp could be extended.

Old Business

The Reserve Study conducted in 2013 is to be fully funded by year's end totaling \$205,000 and the Association is in a position to do that by transferring \$21,000 from the general fund to the reserve study within the next couple of weeks. The Reserve fund is money to be used to replace current Association assets (docks, pavilion, etc) as needed. A new Reserve Study will be conducted before the end of 2018 and all assets will be examined and replacement costs will be updated.

New Business

A discussion was held regarding security and safety of the Common Areas. There is an issue with lax security with our current gate codes not being kept confidential, resulting in folks entering and using the Common Areas who are not part of our community. Optional gate systems have been discussed in the past with estimates up to \$35,000 being given for totally electronic systems.

A motion was made by Derrick Harris and seconded by Larry Blanks for the Board to obtain specific alternatives and estimates for gate options to be presented by the end of August for review by all interested Association members at the following board meeting in September as well as in the Fall newsletter. The motion passed 31-0-0.

John Decker conducted a discussion related to the new Reserve Study to be conducted next year. He has been in contact with a contractor about dock replacement costs and what specific upgrades are needed, including the need for a four-point tie off for boats, increasing the width of slips which are too narrow, etc. The plan would extend docks an additional 15 feet out from shore which is acceptable to Dominion Power without any special permits. Additional contractors will be contacted to obtain multiple bids.

A shelter of some type has been discussed for Common Area I to bring it in line with the facilities in Common Area II. That is not an item which has been budgeted for but in the future if the budget allows, is something that the community may want to add. There was no interest from the assembled lot owners to pursue the idea at this time.

Election Results

Stephanie Brown presented the election results, indicating that Carl Moellering, Larry Blanks and Kathy Cline received the most votes of the five candidates had been elected to the three Board positions for three-year terms.

Adjournment

The business portion of the meeting was adjourned at 10:50 a.m. Adjournment was followed by a meeting of the current and incoming board members to determine when the next BOD meeting would be held.

The next meeting of the CNA Board will take place on August 4 at Lorenda's house. Address will be published on the website.