

**CUCKOO'S NEST ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
September 5, 2023**

ATTENDANCE

Donnie Henshaw, Jim Howard, Pete McKenney, Eddie Owens, Denny Smith, Paul Rippeth, Ashley Hatton (Secretary)

3 residents

Paul called the meeting to order at 6:00 PM

TREASURER'S REPORT

In Meghan's absence Paul reviewed the August 2023 Financial Report.

- August Balances:
 - o Checking: \$ 22,481.94
 - o Savings: \$ 8,201.08
 - o Reserve Funds: \$22,443.74
 - o CD's \$185,000.00
- The attorney has reached out to the 3 owners with past due dues.
- Money was added to the reserve account because the one remaining resident got current with pier replacement fees and is now in good standing.

COMMON AREA REPORT AND CONCERNS

None

COVENANT VIOLATIONS TEAM REPORT

Ongoing, no discussion.

REVIEW ACTION ITEMS

None

OLD BUSINESS

Life Ring Installation

- Denny discussed ropes for life rings with Meghan and she sent him a couple of options. He will follow up with her as to if she or he will place order.

Reconstruction of Pier 7

Meeting held at 6:45pm with Pier 7 owners in attendance, notes for this meeting are separate from the BOD notes. No decisions were made, just a discussion was held.

Pete has updated the slip owner information at Common Area Message Boards.

NEW BUSINESS

Fenced in dog area was discussed and were different variables brought up from The Board and residents in attendance. The main concerns were that this would create clean-up issues for residents, as well as insurance for animals being on the loose. Paul Motioned for Vote, Eddie seconded the Motion, and it was voted not to move forward with a fenced in dog area in Common Area 2.

Denny brought up the recent tar jobs being done in the neighborhood, suggested to Paul that we call VDOT. Paul brought up the fact that the roads are state maintained by VDOT and he can call but the more residents that call and complain it may help get VDOT to do something about the poorly done job as the BOD has no direct input.

Donnie brought short-term rentals up as it's been a hot topic lately around Lake Anna. Over half of the properties not only in Cuckoo's Nest but also in the surrounding Lake Anna area are rental properties. He advised the county is considering making attorneys necessary in the involvement of short-term rentals and that there is a concern with Air BnB's on the lake. There is a business involvement aspect to it as well because if the lot is not zoned as commercial, they cannot run a business out of their home like an Air BnB.

Denny advised that the County is having a meeting to discuss short-term rentals with the Planning Commission on September 14th and some of our residents may be interested in attending since this would affect their rental properties.

MEMBER COMMENTS AND QUESTIONS

Resident recommendations

Resident brought up recent tar jobs and advised that they will call and complain as well. Another resident advised that they would call and complain. As the meeting was adjourning another resident also mentioned that they will call to get our numbers up in hopes that VDOT will respond.

Paul Motioned to adjourn. Denny seconded the Motion. The meeting adjourned at 6:18 PM.

MOTIONS/VOTES

Paul Motioned to vote on fenced in dog area.

Eddie seconded the Motion.

Votes: yes – 0, no – 5

Motion did not pass 0-5

Approved by email: Jim Howard, Pete McKenney, Eddie Owens, Paul Rippeth, Meghan Zeranski