

Cuckoo's Nest Association

Board of Directors Meeting Minutes

August 6, 2016

Meeting called to order by Lorenda Ward at 10:02am.

BOD members in attendance: Lorenda Ward (Pres), Naomi Smith (Treas), Dutch Zuidema, John Decker (Sec), Eddie Owens, John Blair (VP), Pete McKinney, Stephanie Brown

Four additional community members were present. Two representatives from Lake Anna Land Corporation (John & Doug Whitlock) were present

Old Business

- John Whitlock provided an informal presentation regarding options for how covered boat slips would be administered after construction in CA 2. The 2 basic options were to set up a separate dock association for those owning covered docks, or to follow the current documents and have CNA assume ownership and responsibility for the new docks once completed. There were specific concerns raised by the BOD about how current common area deeds would or could be modified to accept ownership. Numerous alternatives to covered boat slips were explored but Mr. Whitlock ultimately stated that the covered docks would be built as is their right as the declarant for Cuckoo's Nest. There was discussion about a tiered dues structure based on whether a lot owner owned a covered slip. Mr. Whitlock raised a question as to whether the Association would like to be a part of the electrical project in order to reduce costs if we decided to add electrical service to CA 2. Mr. Whitlock requested a timely decision from the BOD as to which option the BOD would prefer for handling the administration of the covered docks.

Lot Owner comments: There was a desire for the BOD to consider a tiered dues structure in the future e.g. lot owners with slips, no slips, and covered docks were provided as an example. There was concern about upgrades to the common areas and the appropriateness of current lot owners bearing the burden of the cost. There was a concern raised by a lot owner on how the meeting was being conducted. The lot owner chose to leave the meeting after brief discussion. It was determined that the President was conducting the meeting per Robert's Rules of Order for informal meetings. The meeting proceeded.

This agenda item was suspended by the chair in order to review the other items on the agenda. Once Old & New Business were completed, it was opened back up for further discussion.

Motion made by John D, seconded by John B. Motion passed 7-0-0 (one BOD member had left prior to the motion being introduced)

"The President of CNA will communicate to Lake Anna Land Corporation (LALC) that we would like them to pursue the legal work required to have a separate dock association for any covered docks that LALC chooses to build in the CNA common areas. We also request that they pursue modifications to the current common area deeds to reflect that CNA is not required to assume ownership of said docks. CNA is not willing to bear any cost towards this legal work. We request that once the documents are finalized, they will be presented to CNA and our legal counsel for review prior to CNA signature."

Action Item: Lorenda to communicate to LALC per the above motion.
Stephanie to review available attorneys for review of documents.

- Discussion of 2016/2017 officer positions
vote by acclimation that all existing officers from 2015/2016 remain in their current positions. There was no dissent

- Review draft calendar for content
Modifications discussed
Action Item: John D to update calendar document and distribute with draft minutes for review. Eddie & Naomi to begin budget process in November for presentation to the full BOD at the December meeting
- Discussion of improvements that were mentioned at the annual meeting
 - Discussion re: shed in common area. It was determined that there was not a sufficient need at this time. Can be revisited as needed.
 - Picnic table area in CA 1 to be discussed at September meeting
- Sync current slip assignments with LALC
 - Reminded LALC that we needed the list from their perspective.
Action Item: Pete will coordinate with Doug Whitlock to get the list
- Review Action Items (Completed listed below)
 - Use social media as another means to communicate with community
 - review options for CD renewal and make recommendation whether to roll over or obtain different term
 - Review other financial options for investing reserve funds that meet association rules
 - Took possession of extra copy of files to duplicate and pass to John D
- Treasurer's report provided by Naomi
 - Reviewed June & July expenditures
 - 2 lots have not paid dues as of 7/31
lien is already in place on 1 and will be filed for the second
 - Lot owner raised a question about change in amount for budget item. Initial review indicates it is a math error when combining 2 budget categories, but Naomi will research and report back to the board the specific issue when identified.

Action items: Pete to update existing lien and file new lien for lot not current in their dues. Naomi to research budget discrepancy and report back to the board how the error occurred.

- Common Area report provided by John D
 - Sprayed poison ivy near swim area
 - Picked up debris from windstorm
 - Replaced broken wheel on gate for CA 2
 - Complaint from lot owner that another boat was encroaching on his slip and damaging the dock. Investigation found no damage to the dock, but did find that the boat was tied in such a manner as to infringe on other slips. Problem was solved when boat was removed from the water by the lot owner who made the original complaint. Subsequently, the boat was taken to the owner's lot by Common Area Team members.
 - Repaired Pier 7 in CA 2 where separation between walkway and platform had occurred. Also braced/stabilized joist that had been cracked by impact.

New Business

- Review NextDoor Community Website Request from member.
 - It was noted that there was a community website for Cuckoo's Nest that had been established by a current Cuckoo's Nest lot owner. The lot owner had asked that the BOD promote the website in future communications. The BOD chose not to endorse the website at this time
- Review and discuss upcoming reserve study
 - John B & Eddie are reviewing requirements. No action is required until at the very earliest, the end of 2017.

Action Items: John B & Eddie to review current reserve study and requirements for the next one

- Identify team to discuss future dock repairs, logistics, timing, & methodology

- Team identified

Action Items: John D, Dutch, & Pete to review options and timing for any future dock repairs

- Discuss summer/fall lot owner letter

- Discussion around topics for Fall letter to include officer results, calendar for the new Board year, plus other items of interest

Action Item: John B to draft Fall letter for review

Meeting adjourned at 1:44pm