

Cuckoo's Nest Association

Board of Directors Meeting Minutes

August 5, 2017

Meeting called to order by Lorenda Ward at 10:01am.

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

Lake Anna Land Corporation (CNA Declarant) was represented by John Whitlock & Doug Whitlock

There were 2 additional community members present.

Treasurer's report

- Reviewed May, June, & July expenditures and deposits
- As of the July report, there were zero lot owners delinquent on 2017/18 dues
- Reviewed balances of CD's and current funds on hand

Action items: John B to review available interest rates and terms and recommend a purchase of a CD that will fit with our current "laddering" strategy. New CD will be approximately \$12,500

Common Area report provided by Dutch

- Report of 3 bids received for picnic area in CA1. Motion made by Paul & seconded by Dutch to award project to B&B Contractors for \$3960. After discussion, motion approved unanimously 8-0-0. Dutch will reach out to B&B to get on their schedule.

- A request was received from a lot owner to put motion-activated solar powered lights at the boat ramp in CA1 rather than the constant on lights that are there now. Action assigned to review options
- Gate for CA2 has deteriorated to the point of needing replacement. Funds currently in budget. Common Area team will purchase and install a new gate in August
- Multiple attempts to contact mowing contractor in order to get area in front of covered docks mowed. No reply as of yet.
- Discussion of fence between Lot #81 and CA2 in order to stop people from trespassing in CA2. Action assigned to get bids on an appropriate fence so BOD can review options
- Waiting on receipt of bid for electronic card controlled gate. Specifics should be available next meeting

Action Items: Dutch will contact B&B to move forward on the picnic area in CA1. Dutch will review light timer options. John D, John B, & Dutch will purchase new gate and install. Dutch to begin process of looking at fence types and estimates for CA2 border with lot #81.

Old Business

- Annual meeting follow-up
 - Internet presentation - The presentation by Clay Steward from AcelaNet was well received by members present. Concerns were raised in the BOD meeting about how much money the association should spend in order to increase internet bandwidth in the community. It was noted that the only practical way to do such a project would be if we did a special assessment. Lorenda to reach out for some more concrete numbers in order to ask the membership if it is something they would like to pursue.
 - Gates – See Common Area team action item

Action Items: Lorenda to reach out to Clay Steward to get a more firm idea of costs associated with an internet project as described at the annual meeting

- Discussion of Parking Regulations – Discussion of pros and cons of various options. It was decided to defer any changes until the estimate is received

for the magnetic card controlled gate.

- Discussion of lot violations & methodology – John B suggested a team be established for review of formal complaints. John B, Lorenda, & Stephanie have volunteered. They will provide an update at the next meeting

Action Item: John B, Lorenda, & Stephanie to exchange thoughts on how team will operate and methodology to be used for reviewing complaints.

Action Items Completed:

- Dutch gathered estimates for picnic area in CA1
- Naomi identified bank charge
- Pete removed lien from delinquent lot
- John B reached out to CNA attorney for guidance on covenant violations

New Business

- Status of contractor debris – debris removed
- Status of parking pass request for 8/12 – the BOD agreed to provide 20 parking passes for the event requested. The lot owner agreed to minimize impact to other residents during their event
Action Item: John D to send parking passes via email to requestor – (completed)
- Status of parking pass event for 8/18 – 8/20 – the BOD agreed to provide 7 parking passes as requested for the event
Action Item: John D to send parking passes via email to requestor
- Requests re covenants
 - Leash requirements – lot owner complained about next door neighbor dog coming in to her yard, asked CNA to enforce covenants.

CNA only has covenants regarding dogs on leashes within the common area. Lot owner was referred to Louisa County

- Overnight camping – Lot owner asked about camping rules for properties without homes. No overnight camping is permitted unless visiting a home built on the lot. Lot owner with camper was notified of the rule twice and agreed to remove the camper and no longer camp overnight. Camper was removed. No further overnight camping has been observed/reported.
- Realtor inquiry – question for a potential buyer regarding whether campers could be stored on lots. Campers may be stored on lots, but may not be used for overnight camping unless visiting a home built on that lot. Realtor was referred to the covenants posted online.
- Status of formal complaints
 - Overnight camping lot #82 – The CNA attorney sent a cease & desist order to the lot owner after attempts at direct communication failed. The owner of lot #82 was present at the meeting and expressed his perspective of the issue. He agreed verbally to no longer have any overnight camping on his lot until there was a home built. He expects to build that home in the near future. He agreed to respond to the Association in writing with that agreement.
Action Item: Lorenda to compose a follow-up letter to the owner for lot #82 so that he may reply.
 - Collapsed shed lot #84 – the lot owner has responded to our letter requesting correction of the issue, but there is a mis-understanding on what needs to be cleaned up. A follow-up letter will be sent.
Action Item: John B to compose and send follow up letter
 - Overnight camping lot #3-009 – the formal complaint was reviewed and deemed incomplete. Further documentation of overnight camping was requested but not received within the 15 day period requested. Complaint is closed
 - Overnight camping lot #95B – the formal complaint was reviewed and deemed incomplete. Further documentation of overnight

camping was requested but not received within the 15 day period requested. Complaint is closed

- Status of aggressive dog incident – Letter sent to lot owner who gave combination to non-resident who brought aggressive dog to CA2. No response from lot owner. The BOD decided that since there has been no further incidence of trespassing by these individuals, there was not a need to change the gate combination at this time.
- Hydraulic oil leak – Dominion Reservoir Coordinator notified. Barge removed

Member Comment & Question:

- Lot owner raised a concern about one of the pilings on pier 6. After the meeting was adjourned, the common area team walked down to the pier to examine the issue. The piling has sustained damage in the past from a boat and is in need of repair. Action item assigned.
Action Item: John D to call dock construction company who replaced the launch pier to determine if the single piling can be replaced without total replacement of the dock

Admin Items

- September meeting will be moved to Saturday Sept 9th
Action Item: Lorenda will update schedule document and present at next BOD meeting for discussion

Meeting adjourned at 11:35am