

Cuckoo's Nest Association
Minutes of Annual Meeting
June 3, 2017

The annual meeting of the Cuckoo's Nest Association was held in Common Area II and was called to order at 10:00 a.m. by Lorenda Ward, President.

Those in attendance were asked to sign in, identifying their lot number.

Quorum

It was determined that a quorum was present as shown by the property owners who had signed the sign-in sheet.

Call for Ballots and Designation of Inspectors of Elections

Board Member Dutch Zuidema called for three volunteers to count the ballots. The three volunteers were Greg Phipps, Sharon King and Kathy Cline.

It was announced that there are three open positions on the Board: Three 3-year positions. After counting the ballots, the three positions would be filled by those persons receiving the most votes. The volunteers were then sequestered to count the ballots.

Presentation by Lake Anna Land Corporation

Vice President John Blair introduced John Whitlock of Lake Anna Land Corporation, developer of the Cuckoo's Nest Subdivision, to update members on the new Section III in Cuckoo's Nest, known as Tranquility at Cuckoo's Nest, and to provide information on the new covered slips in Common Area II.

Mr. Whitlock reported that a separate association had been formed so that all costs associated with the covered slips were separate from the original Cuckoo's Nest Neighborhood Association. All owners of the new covered slips are required to pay CNA annual dues.

He also advised that electrical service had been installed in connection with construction of the covered slips and that it is substantial enough to provide electric service to other areas of Common Area II if the Association wishes to do that in the future.

He informed the members that the narrow slips on Pier IV in Common Area II would be reconfigured to provide wider slips.

Mr. Whitlock was informed that there was work that needed to be done where the electrical service line was laid from the service box to the covered slips and that the trench remained open and was a hazard that needed to be corrected. He indicated that work had been delayed due to weather issues and that it would be completed in the very near future.

Presentation by Dockside Realty

Dave Moberly, owner of Dockside Realty, was introduced to provide information on the current real estate market trends at Lake Anna. He indicated that the first quarter of 2017 showed record breaking sales for both lots and homes. It is the best the market has shown since the financial crisis in 2007 and he believes the current trend will continue.

In answer to a question regarding the flood zone on the Lake he stated that the Dominion Power setback is currently designated as the flood zone. The current thought is that the entire lake should be exempt due to the fact that the water levels are controlled by the dam.

He was asked if there are any steps the community could take to make Cuckoo's Nest more attractive to buyers and he said that our facilities are very good in comparison to many subdivisions on the lake. He stated that our assigned boat slips are a plus as well as our two common areas with picnic areas and a beach. He indicated that covered boat slips are also a plus. He also said that annual association dues in Cuckoo's Nest are below the \$240.00 average on the lake.

President's Report

Lorenda Ward thanked the CNA Board for their work during the past year and thanked those who took part in the spring clean-up. She encouraged the participation of more neighbors in the clean-up and asked them to report any issues they see in the common areas to members of the Common Area Team so they can remedy any repairs, etc. She reminded members that volunteering as opposed to hiring someone to perform repairs keep costs down.

Teller of Elections

It was announced that the results of the election had been completed. Eddie Owens, John Decker and Paul Rippeth were elected to three-year terms.

Secretary's Report

Secretary for the Board, John Decker, was not in attendance; therefore Vice President John Blair gave the secretary's report. He made a motion to dispense with the reading of the minutes of the 2016 Annual Meeting. The minutes had been posted on the neighborhood website. The motion was seconded and passed unanimously.

Treasurer's Report

Board Treasurer Naomi Smith indicated that there are currently eight unpaid lots out of 160 lot owners. She stated there are an additional 11 members in the neighborhood since last year.

She indicated homeowners' dues were being put into the pier replacement fund as required by the Reserve Study previously undertaken for replacement of piers in the common areas. She advised that the neighborhood financials are on target for both the operating budget and the reserve fund with a balance sufficient for any unforeseen costs which may arise. The Reserve Study will be redone next year.

Docks will be replaced as needed, and she was advised by a member that Pier I in Common Area I seemed to be in need of repair or replacement.

Presentation by CellNet/SAS

Clay Steward, owner of CellNet/SAS gave a presentation on his company and the internet service they provide. They specialize in catering to the needs of rural communities and are in the process of completing a wireless system in another community on the lake. They use community towers/poles rather than the cell towers in the area which are part of the larger providers. The towers/poles his company uses are less invasive and more aesthetic and are specifically installed as needed within the community for better service. If the community desires, his company would do a 30-day study of the Cuckoo's Nest subdivision to determine the number of poles required and draw up a design of where those poles would be placed for efficient dependable service. There would be an up-front payment in the \$35-50 thousand range and then a monthly fee to users much the same as any internet plan, starting at around \$35.00 per month for a basic plan, with five different plans depending on the user's needs.

It was suggested that a mailing be prepared to all lot owners explaining the service, the cost and timeframe with a vote by lot members regarding whether to go forward and a possible special assessment to cover the initial cost of installing the system.

Common Area Team

The Common Area Team report was presented by Common Area Team Leader, Dutch Zuidema. He indicated that improvements and maintenance of Common Areas I and II this past year included replacement of dock boards where needed, construction of a new dock at the launch in Common Area II, repair of a pier which had become detached out at the end of the dock. He indicated there are regular ongoing inspections of the common areas and the boat docks by members of the team and reminded members that if they see a problem which needs attention to please contact a member of the Common Area Team.

He stated that he is in the process of procuring estimates to prepare a level graveled area in Common Area I for placement of the picnic tables.

He thanked the members of the team and indicated that any lot owner is welcome to be involved in ongoing maintenance of the neighborhood and common areas.

Old Business

There is an ongoing effort to use social media such as a Facebook page for the neighborhood to communicate regarding announcements, updates on activities in the neighborhood, changes of addresses and other contact information, etc. Nothing formal has been set up as of this date. Work is still in progress on ensuring privacy, protections against hacking, and other security concerns for users.

One of the no wake buoys recently broke loose and cracked and has to be replaced.

There is an ongoing examination of how to handle covenant violations in the neighborhood such as parking motorhomes on a lot with no permanent structures. Lot owners are reminded that this is a homeowners association and needs to be protected against individuals who wish to use it as a campground. Discussions have been held with an attorney in regard to how to enforce covenants.

There is an effort to find a more user-friendly lock system for the entrance gates to the common areas. Anyone with suggestions for a low cost solution for locks which can be easily used as well as visible in low light conditions is encouraged to share those ideas with members of the Board.

New Business

As stated in the Treasurer's Report, the reserve study will be redone in 2018.

There have also been conversations with regard to whether or not the community should renew the parking pass requirement which was previously done away with. There are security issues with members giving out the gate combinations and parking passes would provide more security for both homeowners and guests. No decision was made at this time.

General Questions and Answers

The meeting opened up for any questions from those in attendance. There was a question presented with regard to waterproofing the docks to prolong the life of the docks and that will be looked at and possibly be included in the next reserve study.

Members are encouraged to use the Next Door app for information being shared between neighbors.

Adjournment

The meeting was adjourned at noon, and the board members were asked to take part in a short meeting.