

**Cuckoo's Nest Association, Inc.**  
**Board Meeting Minutes**

The regular meeting of the Board of Directors of the Cuckoo's Nest Association, Inc was held at the home of Jessica Escobar and Lorenda Ward on Saturday July 10<sup>th</sup> and July 17<sup>th</sup>, 2010.

Directors present for both meetings were Pete McKenney, Greg Phipps, Bill Stevens, Jessica Escobar, Gene Wyatt, Lorenda Ward, and Carl Moellering

Members at the first meeting

Directors present for the second meeting Corey Fischer.

The meeting was called to order at 10:12 by Pete McKenney on July 10<sup>th</sup> and reconvened at 10:07 on July 17<sup>th</sup>.

**Treasurer's Report**

Bill Stevens presented the Treasurer's report noting all balances, expenditures and receivables as of the May 2010 statement. Two lots are still unpaid from 2009. Lot 145 went into bankruptcy, the treasure is working with the bank to recover past due dues from the prior owners. For 2010 137 lots are paid out of 149. 12 lots are delinquent currently. Any lot delinquent is required to pay a \$25fee. All bill payments are up to date. A motion was made by Greg Phipps to accept the report and a seconded by Gene Wyatt. Report accepted.

**Secretary's Report**

Jessica Escobar submitted a draft copy of the minutes for the July board meeting. On a motion by Gene Wyatt and seconded by Lorenda Ward the report was accepted.

To assist in posting up to date minutes the board meeting minutes will be e-mailed to board members within 1 week of the board meeting. All board members are to return comments to the secretary within 1 week. Upon e-mail receipt from each board member they will indicate additions/changes. The following week final updates/additions will be e-mailed to board members to vote on approval of minutes. E-mail responses will be tabulated for a final vote to approve minutes. Once minutes are approved they will be posted on the internet.

**Old Business**

Waterway Buoy - Retrieved missing buoy, re-labeled and repositioned buoy, and the buoy is not standing up correctly. We will be altering buoy to help it stand up correct. If problem cannot be corrected we will look at other solutions.

**New Business**

Mr. & Mrs. Douglas brought concerns to ensure all board meetings dates and locations were posted on the bulletin board as well as the internet as not all members have internet access. Jessica Escobar stated all meetings are posted on the bulletin board. Due to the birth of her son she was unable to post the latest date and meeting location of the meeting.

Mr. Douglas's note to the board was distributed requesting proof of Pete McKenney's membership eligibility. The Board's response letter was also distributed. Later in the meeting, Mr. McKenney provided proof of membership eligibility to the board. Mr. McKenney is a landowner and a deed of ownership is on file with the Louisa County Clerks Office.

Mr. & Mrs. Douglas stated they were concerned that people were trespassing on their property and warned the board members that they could not enter their property because their property was posted. Mr. McKenney pointed out to Mr. Douglas that board members do have the right to inspect properties in the neighborhood. Later, the board reviewed in the by-laws that board members do have the right to inspect property in Cuckoo's Nest.

Mr. Douglas stated he felt he was being singled out by a reminder letter he received concerning large commercial vehicles on his property that were in violation of the covenants. The board stated he was not singled out and he was not the only recipient of this reminder letter. It was also stated letters have also been sent out in the past to other property owners.

Mr. and Mrs. Douglas also brought up they felt like they were being harassed by beer bottles, cigarette butts and loud revving of engines late at night. Other board members stated they had the same issue and that this concern is not unique to just them.

It was brought to the attention of the board that a pile of gravel was left in Common Area I and that it needed to be addressed by the board. Common Area I's gravel pile will be removed. The pile will be used to help level the entrance way in Common Area I.

It was brought to the attention of the board that there are concerns with temporary structures and their compliance with the covenants was discussed. The board will be sending reminder letters to those in question to come into compliance according to the covenants.

Common area passes and new lock combos will go out as soon as possible. The board recognizes these are past the usual time of mailing and will be evaluating time lines in the future. The combination will be changed on July 31<sup>st</sup>, 2010.

In order to assist in assuring common areas are only used by CNA residents a discussion was held to change the dues due date before the Memorial Holiday. This would ensure a change in the combination before the major summer holidays. A motion was made by Lorenda to change the HOA dues due date to April 1<sup>st</sup> in order to facilitate the combination change and pass distribution by May 15<sup>th</sup>, 2<sup>nd</sup> by Gene. Passed 9-0. A reminder will be added to the dues invoice letter to ensure all understand what the late fee amount is. Discussion will be held at the next board meeting to review the bylaws late fee time line and vote on changes as appropriate.

Development of time line for meetings, letters, post cards and events was created and will be posted on the web site and bulletin boards.

Pavilion – discussion on whether to change from concrete to another material was reviewed. It was agreed to stay with concrete. Information was reviewed on pavilion and concrete slab specs that will be posted for contractors to place bids.

All work to be completed will be advertised as one bid project. Bid specs will be review at the Aug. 7<sup>th</sup> Board Meeting. Information will be posted shortly after that on the internet, Central VA and on the bulletin board for all those interested in placing a bid. It is also being considered to advertise the project in the Central Virginian, but no decision to do so has been determined at this time.

It was discussed that guidelines will need to be set up for how to approach usage of the pavilion. Guidelines being considered are to ensure members only usage and first come- first use standard. Finalized guidelines will be reviewed at future board meetings.

Discussion was held on parking issues outside the gate at Common's Area II. If further issues occur signage may be necessary.

Port-a-potty location is being verified to ensure county compliance.

Concerns about boats damaging the fingers and the main part of the dock was brought to the board. Reminder letters will be sent to any homeowner whose finger is not in good repair and home owners responsible for any damage his or her board does to the main part of the dock. Also discussion was held about hardware attach to the main part of the dock that was not approved by the board.

Meeting extension – due to the time length this meeting has been adjourned and will continue next Saturday July 17<sup>th</sup>, 2010. Motioned by Greg Phipps and seconded by Jessica Escobar.

### **Open Discussion**

None

### **Adjournment**

Due to the time length and agenda on a motion by Greg Phipps and seconded by Jessica Escobar it was voted to adjourn the meeting at 1:30 and continue this meeting next Sat. July 17<sup>th</sup> at 10am at Jessica Escobar's House, 54 Robbie Road. Continuation of meeting motioned to adjourn by Cory Fischer, 2<sup>nd</sup> by Carl Moellering at 12:36.