

Cuckoo's Nest Association

Board of Directors Meeting Minutes

February 2, 2019

Meeting called to order by John at 10:04am.

BOD members present: John (Sec), Pete, Dutch, Paul, Larry, Kathi (Treas)

There was one additional lot owner represented from the community.

Treasurer's report (Kathi)

- Review of new format for monthly Treasurer's report.
- Review of January expenses.
 - Income of \$250.00
 - Expenses were \$2142.16
 - Lawn care bill of \$1300 was a carryover from 2018 (bill provided late).

Action items: None

Common Area report (Pete)

- Common areas are in generally good condition.
- Elec service has been installed. Rappahannock Electric to complete service in February.
- Fill dirt to be spread in low area now that ground is frozen.

Action Items: Pete, Paul, & Larry to spread fill dirt in low lying areas near covered dock.

Covenant Violations Team Report

- No items to review.

Old Business

Gate upgrade discussion.

Meeting rules were suspended for this topic to allow members present to ask questions and provide their opinions.

- Note overage on electric upgrade to CA1 & CA2 due to Louisa County requirement classing the common areas as a commercial space.
 - Email approval to exceed \$2000 limit by \$371 approved 8-0-1.
- Gate upgrade Team report
 - Similar gate systems in Aspen Hill subdivision have worked without issues for many years. Team will confirm manufacturer.
 - LALC is reconsidering funding some portion of the gate upgrade. Pete will continue to follow-up.
- Review BOD questions & concerns
 - Questions centered around
 - Processes for members to maintain access and to properly administrate system
 - Identifying maintenance contracts to keep gate functioning properly
 - How to fund the purchase and installation
- Next steps
 - Discussion of how to pay for the project, keeping the monetary impact to a minimum for the members. Best proposal discussed so far is to raise dues for 2020 some amount, and loan ourselves the money from our Reserve Fund. This will cover ongoing expenses as well as additional funding required by the Reserve Fund. That may remove the need for a special assessment. Kathi will distribute the options she has put together to the BOD members for review and any other suggestions board members may have.
 - Identify a time frame for install of the gates. Team will hold off contacting vendor until funding method is identified.

Action Item: Kathi to distribute financing plans she has developed to BOD for review and comment. John to add item to March agenda for vote on approving a payment/financing method for the gates.

- Dock Replacement Discussion
 - List of pros, cons, and unknowns was distributed. Agreement that there may be more than one way to configure replacement piers and we should consult with local contractors specializing in docks in order to identify options that best serve our members.
 - General agreement that the launch pier in CA1 is most in need of replacement. Dock replacement team will identify a minimum of 3 contractors to get bids on launch dock for potential replacement in 2019. Team will also solicit their views on what could be done to replace the other piers in CA1 & CA2.
 - Pete has a copy of the LALC master plan for the common areas. He will distribute it to the board members.

Action Items: Dock Replacement Team will identify dock contractors and reach out for bids on launch dock in CA1 as well as ideas for our other piers. Pete to distribute LALC master plan to board members.

- Review 2019 budget
 - Budget proposal distributed in advance. No further questions from board members.
 - Motion to accept the 2019 budget as presented by the Treasurer was made by Dutch, seconded by Paul and passed 5-1-0.

Action Item: None

- Review 2019 Dues package
 - Items to be included
 - General letter presenting the dues invoice and providing the dates for the Spring clean-up & Annual meeting
 - The dues invoice.

- The bio form for those members interested in running in the election at the Annual Meeting for the open slots on the Board of Directors.
- Package to be mailed not later than March 1.

Action Items: John to compose spring invoice letter and provide to Kathi by Feb 16. Kathi to assemble spring invoice package and provide to printer/mailer with enough time to mail by March 1. Estimated need by date is Feb 18, but printer will provide actual lead time needed.

Action Items Completed:

- Dock replacement pros & cons presented to BOD
- Elec contractor identified for permit to install in CA1 & CA2
- Budget reviewed and voted on. Passed 5-1-0
- Lawncare 2018 spend noted in 2019 budget
- Member concerns reviewed with gate vendor
- Questions and concerns for gate project reviewed at Feb meeting
- Clean version of budget distributed to BOD members for review prior to Feb meeting
- Rule change item added to Feb meeting agenda
- Documents for Spring mailing identified and reviewed
- Realtor package updated with latest dues and cost information

New Business

- Discussion on Rule Changes
 - Concern that both the By-Laws and Covenants are written poorly and there is a possibility for some rules to be mis-interpreted based on sections and phrasing.
 - By-laws can be changed by Board vote. Covenants can only be changed by two thirds of those lot owners governed by the covenants.

- Kathi to identify potential clarifications and edits for the By-Laws and Covenants for review at an upcoming meeting.

Action Items: Kathi to identify possible clarifications and edits to make the By-Laws and Covenants clear. John to try to convert current By-Law & Covenant PDF documents to Word documents to facilitate editing.

Member comments:

None

Meeting was adjourned at 12:01pm.

Admin Items:

- Need someone to take minutes for March. John not available. Location TBD. Final location will be posted on the website 7 days prior with the agenda.