

Cuckoo's Nest Association

Board of Directors Meeting Minutes

November 3, 2018

Meeting called to order by John Decker at 10:02am.

BOD members present: Eddie, John (Sec), Pete, Carl (VP), Kathi (Treas), Dutch

There were 2 additional lot owners represented from the community.

Treasurer's report (Kathi)

- Review of Oct expenditures, deposits, & balances.
- Review of Bank CDs and totals. Three CDs purchased from Towne Bank, 24 mo, 33 mo, & 48 mo.
- Discussed how to reflect changes to budget items. Confirmed that budget remains the same, but can show over/under in YTD totals.
- Total lot owners now 169.

Action items: None

Common Area report (Pete)

- Grill for CA1 has been installed.
- Fill dirt obtained to fill in swampy areas in CA2. Need to identify volunteer labor with tractor to spread it out.
- Requested additional rip-rap from LALC for shoreline near covered docks. No response as of yet.
- Bumpass Volunteer Fire Department (BVFD) identified that the dry hydrant in CA1 is broken. BVFD to notify Louisa County to fix.
- Member suggested fence in CA2 be painted and indicated they had paint that could be used. Pete to coordinate with member.

- Portable toilet vendor is driving on grassy areas in CA1 when servicing, leaving large ruts. Pete to contact to get them to stay on the gravel and repair damage.

Action Items: Pete to identify volunteer with tractor to spread out dirt in CA2. Pete to coordinate with member for fence paint in CA2. Pete to contact portable toilet vendor.

Covenant Violations Team Report

- No items to review.

Gate Requirements Team (Larry)

Note: Meeting rules were suspended during this item to allow relevant member questions. Questions asked concerned how info on requirements were gathered and if lesser cost options were considered.

- Status of outstanding bids.
 - BOD thanked the team for their time and diligence in reviewing multiple options and identifying choices based on needs expressed from the annual meeting, individual lot owners' input, and overall cost effectiveness.
 - Decision on which bid to recommend to the membership will be discussed under Old Business item.
- Status of electric service
 - Structure (post & hanger) will be installed in both common areas, but no meter service will be supplied before final decision on gate or any other need.

Action Item: No new items.

Old Business

- Reserve Study status
 - Changes discussed in the previous meeting as well as those received afterwards were communicated to the vendor and will be incorporated into the final report.

- Final report was due to us prior to the November meeting, but has not been received yet.

Action Item: Eddie to reach out again for final report.

- Status of motion from Annual meeting

“for the Board to obtain specific alternatives and estimates for gate options to be presented by the end of August for review by all interested Association members at the following board meeting in September as well as in the Fall newsletter”

- Motion is complete with the exception of publication of info in the Fall newsletter.

Action Items: John to keep motion item on the agenda until completion.

Lorenda to include most current gate information in November newsletter.

- Review of current gate proposals

Note: Meeting rules were suspended during this item to allow relevant member questions. Questions asked concerned how info on requirements were gathered and if lesser cost options were considered.

- BOD reviewed the 2 outstanding bids and chose the option of electric gate with a proximity card reader for access/egress for presentation to the membership. No decision on purchasing any gate option will be made until receiving feedback from the membership via the postcard mailer to be included in the Fall newsletter.
- Items that require further consideration before a purchase decision is made include:
 - ongoing maintenance costs.
 - how to provide access when gate or card reader fails.
 - how to pay for gate if membership chooses electric gate option.

Action Item: John to update Fall newsletter draft to include gate information and postcard mailer for members to respond back to the BOD with their preference on gate replacement.

- Dock Replacement Discussion

- No updates.

Action Item: No new action items.

- Review Fall newsletter draft
 - Draft to be updated with gate discussion and a postcard will be included with the mailing for members to respond back with gate preference.

Action Item: John to update draft and provide verbiage for postcard mailer by Nov 8.

Action Items Completed:

- Cell tower options reviewed and found not to be workable for CNA.
- Three CDs purchased.
- Grill installed in CA1.
- Rappahannock Electric documents signed and forwarded for electric service in both common areas.
- Draft version 1 supplied for Fall newsletter.
- Member proposed change to bylaws added to November meeting for discussion and vote.

New Business

- Discuss Rule change proposed by member

Note: Meeting rules were suspended during this item to allow relevant member questions and for the member to explain why the amendments were brought forward.

 - BOD members expressed concern that the amendments as proposed would unnecessarily restrict the Board's ability to react to spending needs in a timely fashion. Any increases to annual dues already have detailed justification available to members.
 - Member expressed his opinion that spending should have more input from the members rather than having those decisions solely in the hands of the BOD.

- John made a motion to not implement the rule changes as proposed. Eddie seconded. Motion passed 6-0-0. The rule changes were not adopted.

Member comments:

- Rules were suspended for discussion of the proposed common area gates as well as the proposal for amendments to the bylaws. See the Gate Requirements Team Report, the Review of Current Gate Proposals items, and Discuss Rule Changes items for comments and discussion.
- A member raised questions and concerns about how the gate bids were reviewed, which members were spoken to, and what gate options were considered for the gate selection process. Major concerns were with the number of lot owners consulted and if less expensive versions of the electric gate proposed had been discussed. The process used by the Gate Team was discussed again and approximate numbers of people consulted were provided. Other options for type of gate had been considered, but did not meet the balance of convenience and security being sought.

Meeting was adjourned at 12:02pm.

Admin Items:

- Next meeting December 1st at 10:00am. Tentatively scheduled for Common Area 2. If inclement weather is forecast, final location will be posted 7 days prior with the agenda.
- Budget item discussion for 2019 will be added to New Business for December meeting.