

Cuckoo's Nest Association

Board of Directors Meeting Minutes

December 1, 2018

Meeting called to order by Lorenda at 10:05am.

BOD members present: Lorenda (Pres), John (Sec), Pete, Dutch, Paul

There were no additional lot owners represented from the community.

Treasurer's report (Paul for Kathi)

- Review of Nov expenditures, deposits, & balances.
- Review of Bank CDs and totals.
- Fall newsletter to be mailed Monday, Dec 3.

Action items: None

Common Area report (Pete)

- Installation of meter boxes for common areas requires a commercial electric permit per Louisa County. Pete working to identify a contractor who can pull the permit.

Action Items: Pete to identify electric contractor for permit to install meter boxes in CA1 & CA2.

Covenant Violations Team Report

- No items to review.

Gate Requirements Team (Larry)

- Further work on hold pending receipt of member feedback postcards from Fall mailing.

Action Item: No new action items.

Old Business

- Reserve Study status (John for Eddie)
 - Final copies of the reserve study have been provided by the vendor.
 - Copy to be available for member review at any BOD meeting.

Action Item: Lorenda to research availability requirements for the reserve study to make sure we are compliant with applicable regulations.

- 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 except for publication of info in the Fall newsletter. Newsletter to be mailed Dec 3.

Action Items: No new action items.

- Dock Replacement Discussion
 - No updates.

Action Item: No new action items.

Action Items Completed:

- Up to date information on gate project included in Fall newsletter.
- Volunteer identified for relocation of donated fill dirt in CA2.
- ETC has provided final reserve study document.
- Fall newsletter final provided to BOD
- 2019 budget discussion added to Dec meeting agenda

New Business

- Discuss 2019 budget.

- Standard categories should be kept and adjusted based on 2018 current/projected spend.
- Some items called out in the reserve study should be fixed in 2019. Others can have a longer-term solution. John will review and provide recommendations by Dec 11.
- Question about insurance policies, liability vs coverage for Directors. Verify both are still in effect. Paul to research with Kathi.
- Lorenda will work with Kathi & Eddie to pull together budget for vote at January meeting.

Action Items: John to review details of reserve study maintenance items and identify a recommended timeline by Dec 11 for repairs/replacement. Paul to reach out to Kathi to verify both insurance policies are still in effect. Lorenda, Eddie, & Kathi will provide a budget to be reviewed and voted on by the January meeting.

Member comments:

None

Meeting was adjourned at 10:50pm.

Admin Items:

- Next meeting will be Saturday January 5th. Location TBD. Final location will be posted 7 days prior with the agenda.