

Cuckoo's Nest Association

Board of Directors Meeting Minutes

August 4, 2018

Meeting called to order by Lorenda Ward at 10:01am.

BOD members present: Pete, Eddie, Lorenda (Pres), Paul (Treas), John (Sec), Larry

There were 5 additional lot owners represented from the community.

Treasurer's report

- Review of June & July expenditures and deposits
- Review of Bank CD and account totals.
- #62 CD cashed and check in transit from bank. To be deposited and combined with CD coming due in August for better interest rate
- Service charge due to late movement of funds
- All Directors in agreement to continue with CD laddering strategy for funds availability

Action items: Paul will add CD maturity date to monthly report

Common Area report

- Handover from past Common Area team lead
 - Dutch provided information on current contracts and log book if items addressed in common areas.
 - Dutch advised that he is currently storing CNA supplies, but no rush to remove them. He will advise if/when they need to move
 - Dutch volunteered to continue to be an active member of the Common Area Team
- Identify new lead for Common Area Team
 - Pete volunteered to be the new lead for the team

Action Items: None

Covenant Violations Team Report

- No items to review.

Old Business

- BOD officer elections
 - President Lorenda 5-0-1
 - Vice-President Carl 5-0-1
 - Secretary John 5-0-1
 - Treasurer Paul 5-0-1

Action Item: Paul to notify State Corporation Commission of changes in Directors and officers. Lorenda to produce draft 2018/2019 BOD calendar for review at the September meeting

- Reserve Study status
 - Eddie completed and signed contract with ETC Inc. for reserve study.
 - ETC Inc advised they would begin sometime in mid-August

Action Item: No new items

- Safety & Security of Common Areas
 - 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”

Option of stand-alone key/card lock discussed. Three estimates presented by the BOD, one additional estimate presented by a lot owner
 - Stand-alone lock option discussed with Fredericksburg locksmith, Professional Lock & Key. Conclusion of the locksmith is that nothing is currently on the market that would be flexible enough, reliable enough, and scalable for our needs

- Mid Atlantic Entry Systems bid reviewed. Several questions about what is included in bid price. Concerns about whether gate would serve the need with auto opening but manual closing. Also concern about SW required for ongoing maintenance. Additional research is needed with company and a review of provided references
- Entry Guard Systems bid reviewed. Some contradictory information in the bid. Additional research is needed with the company to clarify items in question as well as identify references.
- American Entry Systems bid reviewed. Questions regarding style of gate included in bid price and whether quoted price is still valid (bid received 11/2017). Follow up with company is required to answer these items
- Derek Hartford bid reviewed. Bid brought to meeting by lot owner. It was reviewed for the first time in the meeting. Concerns about the lack of specifics and no warranty or support. Board rep will reach out to this company as part of an overall clarification of requirements
- General discussion with lot owners & Directors around requirements and needs to satisfy this issue. Lot owners at the meeting were encouraged to reach out to Larry with their specific needs and concerns so a requirements set can be properly identified. Larry will be the team lead for consolidating requirements and lot owner input. Eddie & Pete will assist

Action Items: Pete to reach out to Rappahannock Electric for an estimate on supplying power to the two proposed gate sites. Larry & the Gate Requirements Team will meet to incorporate community feedback & discuss best approach to soliciting further bids and clarifying existing bids. Report of progress to be made at September meeting.

- Review of dock replacement/repair team review status
 - Reviewed future cash flow scenarios. Options showed with estimated costs of dock replacement, as well as increased dues amount. Agreed to wait on new reserve study due Aug/Sept before pursuing any change in dues

Action Item: John to compose email to legal council to review bylaws to determine ultimate responsibility for replacement vs maintenance of finger piers

- LALC work on Pier #4. Discussion of LALC intentions with Pier #4

Action Item: John to compose email to LALC to determine status of discussion in 2017 regarding LALC intent to upgrade Pier #4.

Action Items Completed:

- Lorenda closed item related to social media site use.
- Item related to finding a lock w/ more legible numbers closed because of work towards a different gate system
- Lorenda closed item related to internet project. After review, there were too many additional items that would be our responsibility to pay for.

New Business

- Fee Discussion
 - Dues & membership fees for developers. Board members noted that our documents do not recognize any other developer other than the original (LALC). A developer that buys lots will continue to be treated as any other lot owner and required to pay fees and dues.
 - Late Fees. Request for exceptions to late fees are to be presented to the board before being granted
 - Real Estate Package fees. No increase in current \$50 rate for POA package delivered electronically. POA package rate of \$100 set for requested hard copy.
 - Cash for Dues. Confirmed that cash is not an acceptable method for paying dues or fees to the Association. Liability & paperwork make it burdensome and unnecessary.

Action Item: John to modify dues template to reiterate that cash is not an acceptable payment method and that there will be a \$50 fee for a returned check. Pete to request that Naomi modify the website to reflect the updated POA package costs.

- Social media/email notification. Discussion that email notification is not allowed for official Association business, but those who have provided us their email address may receive updates regarding events or activities in the community. Example of the recent high water was an example

Action Item: None

- Welcome Letters. Still under discussion

Action Item: John to add to agenda for September

- Louisa/Lake Anna Night Out. Discussion related to whether there would be a sufficient level of participation from residents to warrant formal Association participation. It was agreed that the common area could be used if there was shown to be enough interest, but no funding was approved. Referred back to Kathi for review.

Action: Kathi to review whether she believes there is enough interest for the Association to participate in a Louisa/Lake Anna Night Out event.

Meeting was adjourned at 12:24pm

Admin Item: Normal September meeting moved to September 8 due to conflict with Labor Day holiday. Meeting will be held at the pavilion in CA2 at 10:00am.