

Cuckoo's Nest Association

Board of Directors Meeting Minutes

Aug 1, 2015

Meeting called to order by Stephanie Brown at 9:03am.

BOD members in attendance: Stephanie Brown (Pres.), Naomi Smith (Treas.), Dutch Zuidema, John Decker (acting Sec.), Eddie Owens, Lorenda Ward, John Blair (VP)

No additional community members were present.

- Treasurer's report provided by the Treasurer
 - There is only 1 lot with unpaid dues for the current year
 - Noted that 6 month CDs from 8/2015 and 10/2015 will be allowed to automatically roll over
 - 1 lien has been paid but lien fees have not. A letter has been sent to recoup those funds prior to releasing lien
 - 1 lien to be updated with second year nonpayment info.

Action items: Pete to reach out directly to lot owner with unpaid dues. If no response, registered letter will be sent by the Treasurer reminding of payment responsibilities and lien will be updated. Naomi to review reporting number for Rip Rap repairs to verify amount is correct as listed

- Common Area report provided by team lead
 - Tasks performed by the team since last meeting reviewed
 - Vandalism to common area 2 and private lots on or about 7/26 discussed. Louisa County Sheriff's Dept. notified and will randomly increase patrols. Sheriff's Department encourages home owners to call if they see or hear anything that looks out of place.
 - Upcoming tasks discussed

Motion: Lorenda motioned (John D seconded) that CNA assume responsibility for select neighborhood signage per the CNA Bylaws Article 1 Section 1 and Article 6 section 2 (d). Motion passed 7-0-0

Action Items: Dutch to review Pier 1 Common Area 1 for stability based on request from Lorenda. Pete to order sign stolen by vandals.

Old Business

- Board Positions for upcoming year

Officers:

- President Lorenda Ward
- Vice President John Blair
- Treasurer Naomi Smith
- Secretary John Decker

Other:

- Common Area Team Lead Dutch Zuidema
- Transition activities from old officers to new and division of duties discussed and agreed to

Action Items: Transition activities as discussed

- Community Development Review Process
 - No items from Louisa County have been submitted for CNA review

New Business

- Board contact list updated
 - Action Item: John D to update list and distribute to Board members
 - Discussion of board planning calendar
 - Action Item: John D to update and distribute for review
 - Insurance policies discussion
 - Naomi confirmed that all necessary policies are in place and paid in full
- Action Item: None

- Fall Community Cleanup Day
 - Due to low levels of participation and the unpredictability of the weather, the BOD agreed going forward not to have a Fall Community Cleanup Day

Action Item: Dutch will lead a discussion at future board meetings regarding possible changes to Spring Community Cleanup Day
- Fall Letter
 - Discussion of items of interest to be included in the Fall letter

Action Item: John B to put letter together and distribute to BOD members for review
- Portable Toilets
 - Discussion of cost and necessity to keep portable toilets at the common areas open year round. Board members present agreed to the additional expense over budget. Note: Dominion Power has confirmed that the association can do this as long as the portable toilets are located on CNA property.

Action Item: John D to notify vendor to continue to service the portable toilets
- Cover letter for the POA packets will be updated with contact info for the Treasurer in order to verify current payment of dues prior to property sales

Action Item: John B to update letter
- Discussion regarding maintenance of boat slip assignments. Agreed that further discussion with the developer was needed regarding responsibility and accountability. Once that was clarified, further discussion with the BOD will occur.

Action Item: Lorenda to review with developer and report back to the Board
- SCC Annual renewal due

Action Item: John B will complete and mail renewal form and submit invoice to Naomi for payment

Meeting adjourned at 11:49am