

CNA Board Meeting Agenda
Monday, December 4, 2023
353 Wilson Street
6:00 PM

Attendance

Richard Hanley, Donnie Henshaw, Jim Howard, Pete McKenney, John Olyha, Eddie Owens, Paul Rippeth, Denny Smith, Meghan Zeranski

2 Residents

Paul started the meeting at 6:01 P.M.

TREASURER'S REPORT

Review December 2023 Financial Report

- Checking \$29,431.64
- Savings \$8,201.29
- Reserve Funds \$22,443.74
- CD's \$185,000.00

2023 dues, all lots received.

2024 dues, 40 received out of 191

Tracking of lots was incorrect for 2023, we had 191 lots, the tracking was wrong, but budget/financials were correct.

One of the CD's matured on 11/24 of 75k, do we want to roll into another CD?

Richard- was it for 12 or 24 months? Originally thought we had an option

Meghan- All CD's are 12 months. Will confirm.

Denny- % should be around 5.3 unless it went down

Board agreed since there is another CD that will mature in May 2024 that this CD is good to be rolled into a new CD.

Meghan will confirm the length and % of CD.

Richard wanted to know if we need to update invoices for dues since Zelle is an option and there is a fee.

Meghan advised there is a fee that owners pay with their HOA fees and the invoice already reflects this.

The secretary will send an email with the dues invoice & advise owners to advise of any address updates if they haven't already.

COMMON AREA REPORT AND CONCERNS

None

Pete- Waiting for leaves to be cleaned up.

Meghan will confirm when they're coming, we only requested after Dec 1.

COVENANT VIOLATIONS TEAM REPORT

Update on current or new violations.

Ongoing

REVIEW ACTION ITEMS

None

OLD BUSINESS

Reconstruction of Pier 7

Denny- In regard to having a pier to the right of covered boathouse, there is the 1/3 rule. Transmission needs to weigh in as the cove can't be blocked and if someone decides to build a dock there they would impede each other.

Paul- do we know the depth there?

Denny- It would be deep. Rough measurements have been taken. The 1st slip will almost be unusable without a longer walkway, and I don't think this would be approved under these circumstances. Based on 170 ft and though not likely someone would build another 150ft pier, Transmission probably won't approve due to only having 20ft in cove if that were to happen. Devin talked with transmission guy and Friday he asked for street address and it's going to an engineer. No response yet. Another question was water depth 4 piers half lengths, this the piers will run into my water space. If we do 3, like the drawing was done by Whitlock, there would be a concern with the beach/swim area and also, they didn't have the same pier rules that the county has now.

Pete- how many slips are on pier 7?

Denny- 20 each.

Paul- If real estate was there then 3 would be better.

Denny- Tom from county talked about drawing and the new ADA compliance rules. Basically pick any one of them and make it ADA compliant which means toe kicks, lift for wheelchair. I was thinking maybe guest slip pier?

John- Is that only mandatory for new? If the pier was just replaced would that be necessary?

Denny- Not sure yet but the problem is the one that it's decided to make compliant has to be compliant through the whole pier.

Richard- I could talk to pier 6 neighbor about fixing his up to be a guest slip since it's closer to shore.

Denny- That could be an option. If the decision was to do 3-4 piers then the decision would be about how close to go to swim area. Not sure of answer but other side pier is still an option. Also concern if they ever want to build another transmission tower. Splitting them up will probably take lawyer because of perm leases.

Eddie- The depth would only be concern if they wanted lifts?

Denny- Yes. There's also limits of width of slips too. Get narrower in further slips. For Common Area 1 the goal was to make each slip 11ft 3in but you need 150ft to do that. Common Area 2 has a lot of problems. Pier 5 will be easiest. 4 is too shallow, 6 & 7 too deep.

Donnie- Could give up swim platforms?

Eddie- Good idea, but only give 5 feet.

Denny- Yes that's all you would gain. Waiting to hear more from Dominion. May need owners from 6-7 to get together to talk to them again.

Paul – Could 3 tens work?

Denny- Yes but may lose swim area

Richard- The swim area gets used too much to remove.- Board all agreed.

Denny- My recommendation is waiting for Dominion to know more. May have to move 7 little left to get longer fingers but rebuild in kind. Probably be most cost effective and not need 49 people to agree.

Paul-Agree

Pete- Then deal with the leases too

Denny- I'm sure legal would have to be involved. Maybe Doug Whitlock would have an idea

Paul- Ok so the only decision right now is to wait to see what Transmissions say.

Denny- Yes even if a short one could be built over there that would help

Eddie- Then something would have to be done about access

Denny- Yes

Eddie- That could be solved pretty easily

Donnie- The walk to 6/7 is pretty much the same walking distance

Denny- Maybe create a path

Meghan- I mean the ones under the covered slip have to walk

Pete- The board agreed to buggy's not cars being park by the covered slip.

Denny- I talked with dock guy from 3 houses down, didn't build under transmission line but deep water over there, they ran them with the shoreline instead. Barge designed for 10ft no deeper.

Paul- Creativity. Might need professionals to tell us what to do.

Denny- How much money to throw at that will have to be decided

Paul- Agreed.

John- Wait for transmission first

Denny- Yes that could be yes/no then go from there.

Richard- Could pier 4 be started?

Denny- Yes but it's in better shape and shallow

Pete- When 6 got hit by pontoon a few years back supports were put in

Donnie- Remove swim pier and make slips wider

Denny- Smallest 8.5ft most boats fit but tight.

Paul- The final call is to wait on transmission and discuss again after that.

NEW BUSINESS

Reserve Study

Eddie- Sent out prelim, took feedback & came back recently with another draft. Changed amount of spending. 36k going forward

Denny- For dock replacement?

Eddie- Yes and for spending for rebuild of our part (main pier), in 5 years ended at 4k when you run the math back the current 14k was sufficient. They say for safety at 4% per year it isn't a requirement at this point. By 5th year will have 70k left over. Who knows what may happen but didn't build anything different into study based on Common Area 1 replacement. In 2025 only goes up \$500

Richard- If you look at anything other than 4 pier replacements would the money still at a good amount?

Eddie- Yes, he gave us recommendations and it's not necessary that the board agrees but just to decide what works for us best.

Denny- This could be adjusted anytime?

Eddie- Yes.

Denny- Inflation isn't stopping probably should gradually increase but even after pier replacement should still be in good shape. He said c wall looks like 30 years and I disagree.

Eddie- I agree.

Meghan- In the swim area?

Richard- Agree

Denny- They're not cheap

Eddie- My recommendation is to publish and get a copy and we're set for the next 5 years no increases currently.

Denny- Agree, maybe if piers go up to 50k then we adjust but for now it seems fine.

Donnie- There is enough in reserve?

Meghan- Yes the board did spend some money, this year the rocks, kayak rack, and a new sign but finances are still in very good shape.

John- If you look at study going 5 years and beyond, at low point cushion of 70k sounds healthy to me.

Eddie- Plus what's in checking, see no need for 2024 increase.

Donnie- Treated wood won't last with these piers, The Board will be replacing them 12 years or less time due to quality of the wood.

Paul- So we approve reserve study?

Eddie- Motion to approve the reserve study with no increases?

John- Yes, I second.

Vote: Yes- 6-0

John- Thank you Eddie .

Meghan- Cost?

Eddie- 2k priced others 20-30% higher and non-responsive. I will send out final copy.

MEMBER COMMENTS AND QUESTIONS

Listen to concerns, questions, or suggestions from attending lot owners/residents.

Facebook account

Paul- A resident asked via letter suggesting that Cuckoo's Nest have a Facebook for events etc.

Eddie – There is Nextdoor which is similar.

Donnie- Agree

John- I'm an admin of Nextdoor, other places use it a lot but here it's kind of dead. Facebook is probably more widely used. I will create a page and play with it and if it's easy to use it could be an option.

Meghan- Owners don't have to join if they don't want to, it will be private.

Richard- Who's doing stuff from reserve study that needed done?

Eddie- Caps needed to be replaced and as boards become bad of course replace those.

Meghan- Once finalized a list of what needs to be done and who to handle.

Resident- If I have a tree that's dead on the waterline does dominion handle?

Donnie- They leave it to property owners but follow up with them.

Denny will provide them with a number for Dominion of who can give them the answer, they used to get them out of the lake but probably not before they fell.

Resident- When is fiber supposed to be here?

Jim- 0% done right now.

Denny- Supposed to be ready for spring of next year but will take months to get to everybody.

Resident- Also, our house is moving into lake and 3 houses nearby may have same issues.

Richard- For New Business at the next meeting, I'd like to discuss a Pickle Ball Court.

Meghan- January's meeting needs to be moved due to Holiday.

The Board agreed to move to January 8th.

Paul motioned to adjourn. Eddie and Meghan seconded the motion. The meeting adjourned at 7:14P.M.

The next meeting of the Board of Directors will be held on January 8th, 2024.

6:00 PM 353 Wilson Street

MOTIONS/VOTES

Eddie motioned for Reserve Study approval with no increases.

John seconded the Motion.

Votes: yes – 6, no – 0

Motion passed 6-0

Approved by email: