

Cuckoo's Nest Association

Board of Directors Meeting Minutes

September 8, 2018

Meeting called to order by John Decker at 10:03am.

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

There were 3 additional lot owners represented from the community.

Treasurer's report (Paul)

- Review of August expenditures, deposits, & balances
- Review of Bank CDs and account totals.
- CD maturing in August cashed and deposited to checking
- Paul is resigning as Treasurer, but staying on the BOD. He has been working with Kathi to replace him in the Treasurer role. Vote 6-1-0 to elect Kathi as Treasurer
- CDs that matured in July & August to be combined and 1 CD purchased with \$37,000 for 24 months at best rate available

Action items: Paul will have Kathi's name/signature added to all bank accounts and CDs. Kathi & Eddie will identify best interest rate available for \$37K CD to be purchased

Common Area report (Pete)

- Grill has been obtained for CA1. Will be installed when heat eases up.
- Both common areas appear to be in good condition
- Concern about driving and parking on grassy areas near covered boat slips. Will reach out to LALC to discuss options

Action Items: Pete to reach out to LALC (Doug Whitlock) to discuss parking situation and rip-rap near covered dock

Covenant Violations Team Report

- No items to review.

Gate Requirements Team (Larry)

- Gate requirements team met multiple times to solidify requirements for common area gate upgrade.
- 3 of the 4 vendors presented at the August meeting were contacted and supplied with updated requirements and were requested to re-bid. The fourth vendor was not included in the re-bid process because of a lack of warrantee for labor and materials.
- Presented 2 revised bids to BOD and members attending for questions and discussion. Waiting on third vendor for re-bid.
- BOD members to review specifics of re-bids and send questions to Larry before the October BOD meeting.

Action Item: Gate team to obtain 3rd re-bid and send to BOD members for review prior to October meeting.

Old Business

- Reserve Study status
 - Walk-thru of common areas with ETC occurred 8/22/2018
 - Draft was due not later than September 7. Despite multiple follow-up calls, draft report has not been received.

Action Item: Eddie to follow-up with ETC to obtain draft report prior to October meeting

- Dock Replacement Discussion
 - Reviewed email to LALC with regards to improvements discussed in 2017 for Pier #4. Response from LALC indicated that improvements were no longer required from their point of view
 - Further discussion of replacement tabled until receipt of new reserve study

Action Item: None

- 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 November newsletter. It is expected that a final decision and course of action will be available to be published by then

Action Items: John to keep motion item on the agenda until completion.
 Lorenda to include most current gate information in November newsletter

- Welcome Package Discussion
 - After discussion, it was decided that the current administrative package received by new members is sufficient

Action Item: None

Action Items Completed:

- Paul added CD maturity date to monthly report
- Lorenda produced draft of 2018/2019 BOD calendar for review
- Pete obtained estimates from Rappahannock Power for bringing electric service to both common areas
- Larry, Pete, & Eddie pulled together requirements for gate upgrade project and requested vendors to re-bid
- John sent email to LALC regarding improvements to pier #4
- Pete & Naomi update POA pkg costs on website

- Naomi updated website with September meeting and time
- John added welcome pkg discussion to September agenda

New Business

- Review 2018/2019 BOD calendar
 - Lorenda supplied draft of 2018/2019 calendar by email
 - Paul asked that a few admin items done by the Treasurer be added

Action Items: Paul to supply updates for calendar via email. John to post calendar to website upon receipt of updated items

- Annual Dues Discussion
 - Last increase was 2011
 - Current dues of \$200/yr are among the lowest at the lake
 - General agreement from board members that an increase would be needed in 2019 in order to fund upcoming projects & improvements.
 - Without the new reserve study, it is difficult to determine how much an increase should be.
 - Further discussion tabled until new reserve study is available

Action Items: none

- Noted resignation of Naomi Smith as Director At Large. Confirmed appointment by the BOD of Gary (Dutch) Zuidema to complete the At Large term. Vote 7-0-1
- Discuss addition of electric service
 - Discussion of need for service while gate decision is still not final
 - Electric service could be used for other infrastructure projects besides gate

- Motion made by Carl to proceed with installation of electric service per Rappahannock Electric estimates. Second by Larry. Vote 5-2-0 approved
- Motion made by John to remove shed from current budget to provide funds not to exceed \$2000 for electric installation. Second by Larry. Vote 7-0-0 approved

Action Item: Pete to work with Rappahannock Electric to initiate work for electric service. Pete will obtain signature from Board officer when HOA easements are presented for work.

Member comments:

- Member asked if HOA has researched inviting major cell phone carriers to add a cell tower to common property. Potential to gain income as well as improve cell service to neighborhood

Action Item: Kathi to research options available

Meeting was adjourned at 11:51pm

Admin Item: Next meeting October 6th at 10:00am. Tentatively scheduled for Lorenda's house, 248 Cuckoo's Nest Dr. Final will be posted to website 1 week prior