

Overlook Bay BOD Teleconference meeting  
1/12/2012  
8pm  
Minutes submitted to and approved by Overlook Bay BOD

The teleconference was called to order shortly after the 8PM sign-on time by Pete Lombardi (P)

Those in attendance were Pete Lombardi (P), Bill Yri (VP), Jack Koenig (M), Ken Taylor (T), and Lisa Combs (M).

Bill Yri was asked if he would take on the Secretarial duties on a temporary basis. Blake Michaels was not responding to a number of requests by the board and we did not yet have a satisfactory set of minutes from the Oct 2011 Owners meeting at Overlook Bay due to issues with the vote. Ken was asked to work with our attorney on a letter to Blake asking for the return of the Overlook Bay corporate seal. Jack made the formal motion to nominate Bill Yri as the temp secretary for the OB BOD. The motion was seconded by Pete. The motion was approved by unanimous vote.

Pete provided a short review of 2011. We had no big projects for the year; instead it was a year of working maintenance and maintenance issues on the development. Bob Smith has been doing an excellent job for us. Good progress was made on the trail roads to keep an adequate cut back of vegetation and upkeep of the gravel roads. It became apparent that our planned two cuttings per year needed to be increased to three cuttings, and that is in the plan now. Overall, we have the maintenance issues in control and the equipment investments that we have made are working to the benefit of the development.

Ken provided a summary of the finances. Ken always has the detailed financial records available at the owners meetings and is prepared at those meeting to discuss any questions by the owners. He provided a summarized review for 2011. Our 2011 income was approximately \$79,738 which includes owner dues plus some modest collection of past due dues. Our 2011 expenses were approximately \$36,980 on operations and equipment. We have owner past dues still outstanding of approximately \$39,289 and increased efforts on collection activities to collect that will be undertaken. We also have properties in foreclosure with about \$31,688 in past dues on them that we do not feel there is any real hope of collecting.

It was agreed that while Ken always has the detailed financial records available for discussion at the owners meeting, that a one-page summary of the budget for each year will be posted on the website for review by the owners and a short financial summary will be included in the quarterly newsletters.

One of the main purposes of the teleconference was to discuss objectives for 2012. Summary of that very open discussion is:

Routine maintenance of the development will include three cuttings per year of the trail road edges instead of just two.

New Entrance Sign: Looking to replace the current small sign with one approximately 10' long by 50" high. Ken has several artists' concepts and will resend out pictures of the concepts. The concepts use cedar wood which is sandblasted for contouring and painted to create the images on the wood. The design life of the materials used is 10 to 12 years and the cost would be about \$4,500 plus

installation.

Common Lot: This common lot was purchased by the BOD early in 2011 out of foreclosure. We discussed getting the lot surveyed and discussed various surveyors in the area to do the job. We settled on Crutchfield for the survey work after discussing reputation, cost estimates and experience with the potential surveyors. Pete made a motion seconded by Bill to have the survey done. The vote was unanimous. The discussion continued concerning our 2012 objectives. One objective is to flesh out some designs for a combination maintenance building/clubhouse. This building, conceptually, would be built using the terrain slope such that the basement would be the maintenance portion of the building with on-grade exit to the rear and the first floor would be the clubhouse portion of the structure with grade level entrance on the front. We discussed the possibility of phasing the work over the next several years, with the 2012 effort being to develop a suitable design and perhaps get the basement installed with electric and water service to the site. Pete took the lead to develop some design concepts for review by the board.

Repair of failing hinges on the dock fingers: Jack took an action on upgraded hinges for the fingers. He will explore plates and hinge designs that we could retrofit onto the fingers to fix the current hinges which were poorly designed and undersized and are breaking off as the dock fingers flex at the connection to the main dock deck.

We are having some water runoff issues in various parts of the development. Bill took an action to write a letter to the county road department asking for county maintenance on some of the steeper road segments that are having erosion issues on the road edges. We will work with individual owners with water runoff issues to help resolve erosion issues on their property from various drainage provisions put in by the developer.

Increased emphasis on collection of back dues: Pete made a motion, seconded by Bill which was unanimously approved to turn over past due collections to a more aggressive lawyer to turn up the heat on collections. Discussion of efforts with various back due owners and the collection laws in the various states where the owners reside concluded that while we are having modest success in collections that more aggressive tactics are warranted to ensure that the owners who are staying current can be confident that we are making all efforts possible to ensure all the owners carry their portion of the expense in keeping up the development.

The Projection on 2012 dues is for an income of approximately \$80,000.

A suggestion was made that we find a means to use the pad that was built at the entrance for the mailbox cluster after being approved by the Post Office, but then not used when a higher level of management at the Post Office required that we move the pad up to the flatter area a bit further up the hill from the entrance. We will investigate using it as a mounting pad for a security device that could monitor vehicles entering and leaving the development. Some options for this will be explored.

Our objective will be to put out a quarterly newsletter including budget projections. The upgraded website is almost ready to go on-line.

The meeting was adjourned at 9:35pm with the next BOD teleconference tentatively scheduled for 12 March.

Respectfully submitted,

Bill Yri, VP and Acting Secretary