

Overlook Bay BOD Teleconference Meeting

8/23/12

8 PM

Minutes submitted to and approved by Overlook Bay BOD

The teleconference was called to order shortly after 8 pm by Pete Lombardi (P)

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

The purpose of the meeting was an Architectural meeting with Markus Chady and Mark Allan of Allan Associates Architects, PLLS with a few board items to be discussed once that portion of the meeting was concluded.

Ken Taylor introduced the Architectural team to the Board and it was decided for each of the Board members to provide to the Architectural team their thoughts on wish list items for a community building to go on the lot that the Board has purchased at the entrance to the development. Ken began with an overview that Overlook Bay has 172 lots and we have support of about 76% (131 lots) current in their dues. The economic situation has a number of our lots in bankruptcy as well as some owners who are just plain delinquent in their dues. We are looking for a conservative approach, probably phased, that would allow us to build toward our objective over a number of years. We need the building to provide a maintenance facility as well as a community building for owners meetings. The overall lot should have an open space that could serve as a helicopter pad for medical evacuations. It should have adequate parking to support the owners meetings as well as office space that could support security or potential other support functions for the development.

Bill Yri discussed the need for an open plan to support owners meetings, with kitchen facilities, rest rooms and storage functions

Pete Lombardi discussed the idea of using the lot terrain such that the maintenance function would be in a lower level opening to the rear of the lot with parking for maintenance at the lower level and entry heights adequate to accommodate equipment that is just over 12 in height. Access to the lower maintenance area would be on the right side of the building. From the road, the building would appear to be a single story structure with the community functions on the main level. Our initial sizing was along the lines of 40'X50' but would like to hear ideas on recommended sizing. We are looking for simplicity and something that would blend into the settling. One of the board ideas on phasing is to complete the lower maintenance area and just close in the main level to get a roof over it with Tyvek on the side walls until the next phase is ready to go.

Jack Koenig spoke of the location, noting that a 30'X50' was probably an absolute minimum footprint and that the parking probably doesn't have to be much greater than 40' initially. He recommends a deck as a means to multiply functional area for the facility without adding greatly to the cost and supports the phasing ideas to keep the funding requirements conservative and under control while providing flexibility.

Lisa greatly supported the idea of a space useable for helicopter evacuation referencing several medical evacuations made from the Flat Hollow area already this year.

Markus Chady reviewed the input from the board and thought it gave them a lot of good information to work with. They feel the location is a very good one for a community building and that it will also add to the security of the development. Being near the entrance to the development, he feels that the building needs to set an architectural tone for the development so the style of the building is very important. They will address energy efficiencies in the design and provide some ROI information to help support decisions on what kind of energy efficiencies to include. Since the community does not yet have many building codes, our building size is well below an occupancy size (299) that would drive a much more involved state level review and approvals of design.

After some discussion, it was decided that we would have another teleconference in about 3 weeks to discuss ideas. Caution was given that we must be careful not to go overboard in the design that would make it unaffordable and unachievable. We want to have several more discussions before any real design starts to make sure we have an appropriately phased effort that would really be affordable and realistic. A short term goal is to maybe have some initial sketches available for the Fall Harvest Owners meeting on 13 Oct to facilitate discussions at that meeting.

That ended that part of the meeting and, after Markus and Mark dropped off the call, we continued with a couple of other business items.

As Ken renewed our insurance this year, he found that if our barn has a horse(s) boarded in it, the barn becomes a stable which has additional liability and the coverage for that would cost an additional \$3,500 a year. After some discussion, it was determined that we do not have enough demand from owners for horse boarding to make the expenditure worthwhile. Also, we are currently using the barn as our maintenance building and for owner meetings. We decided to post the barn with a notice stating "No boarding of Horses at this time". We will review this in future years as the development matures.

The signs made for the dock to designate it a private dock have been mounted.

We reviewed the plans for the erection of the new sign for the development. We will meet Thursday morning (11 Oct) as a work party to erect the sign. Pete got a confirmation from the board to obtain the cedar backing board needed and he will proceed with having the required brackets made up. Jack will bring the redesigned fingers for the dock with him so that we can install a trial set on the dock.

Ken noted that he had gotten a call from Tom Laveve regarding erosion from the recent heavy rains. He acknowledged the good work Bob has been doing on the tack trails, but asked if we could ask the county for help on some of the drainage issues along the county roads in the development. Lisa volunteered to call the county and see if they could come out to evaluate the erosion and see what they could do to help mitigate the problems.

We adjourned about 9:30 pm.