

Overlook Bay Board of Directors Teleconference Meeting
3/4/13
8 pm
Minutes submitted to and approved by Overlook Bay BOD

Pete called the telecom to order shortly after the scheduled 8 pm start.

Those in attendance were Pete Lombardi (P), Bill Yri (VP), Ken Taylor (T), Lisa Combs (M) and Tom Gill (Proposed new member)

The first order of business was to review the tentative e-mail motion and vote to elect Tom Gill to the board. The motion was made and a unanimous vote was made to officially appoint Tom to the BOD. Tom will be building and moving to Overlook Bay in the coming year and has a strong background in many areas which will make Tom a great addition to the board.

The next item on the agenda was an update on the Overlook Bay Suit against Flat Hollow Marina:

The major issues of the suit are that Flat Hollow is exceeding the boundaries of the harbor and that they are attaching cables and Satellite TV antennas on Overlook Bay property.

Our attorney, Bart Kasserman, is reopening the suit. The Marina has sent out new questions to which he will be responding and he wants us to help him collect information on happenings over the last year or so. We know both Jim Webster and Lisa Combs have had a number of issues in the last year and several others have witnessed cables coming up out of the water between the float houses and shore creating an extreme danger to boaters. Everyone is being asked to provide any updated pictures or information to Ken so that the data can be provided to the lawyer.

A new Judge has not yet been appointed to replace Judge White who died so until that is done we are not expecting a lot of progress.

The next item was status of the Blake Michaels lawsuit against the Board. Our attorney, Lynn Peterson, believes TN law supports the rights of a BOD to act and that the suit will be dismissed as lacking merit.

Pete reviewed the winter maintenance progress and status of the Development from his weekly calls with Bob Smith, our maintenance person:

Two of the signs on the tack trail have been run over but are salvageable. Bob will salvage them and remount them on the trail.

A double gate with a chain and lock (which the Board approved last fall to restrict entry into the development) to the "back door" entry road has been installed. This is on the upper level access road to the lots on the hillside to the left of the main entrance. This gate will force entry into the development via the main road only. This action is complete.

All of our maintenance equipment has been serviced and is ready for the spring work schedule. The small hand equipment has been serviced and the large tractor (which we found to be unstable on the steep hillsides) has had the wheels extended and liquid added to the tires to improve its stability on the hillsides.

The last cutting of the tack trail late last year went well. This was an added cutting cycle which has been added to the maintenance schedule now to help keep the tack trail in good shape.

The Marina has required extra attention this winter as the lake level has varied a great deal. Bob has had to make numerous adjustments to the anchor cables to keep up with the rising and lowering of the

water level. In November, a BOD work party replaced a key hinge on the walkway which was about to fail. Given the low water level, we were able to remove the cracking hinge and replace it with heavy duty steel plates on each side of the walkway, but with the low water level, we could not pull the sections together so there is about an 8-inch gap in the walkway. As the water level comes up this spring, as soon as the water level has the lower section of the walkway floating up to the point of the failed hinge, a work party will complete the task of pulling the walkway together and drilling so that the hinge plates can be properly bolted and complete the work to replace the failed hinge. Further work will also be done this spring or summer to replace failing hinges on some of the dock fingers where they attach to the walkway.

The next agenda item was a financial update by Ken Taylor:

The financials as of 3/4/2013 are:

Money market	\$227,072.74
Construction Security Deposits	\$ 1,007.66
Checking	\$ 4,171.43
Total	\$232,251.83

POA funds collected as of 3/4/2013	\$56,166.00
Balance of current 2013 fees outstanding	\$35,334.00

Total old and current outstanding funds including those who are no longer OLB property owners	\$116,392.36
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ARB Status:

Mr. Peacock says his builder is not yet finished and has asked that the ARB not yet release the \$500 security deposit to the builder.

No new building applications submitted thus far in 2013, but we are expecting several.

Status of initiative to install a security camera at the entrance:

We have inputs from the various vendors and contractors and now know what is required.

The best location for the camera has been determined to be the concrete pad which was initially installed for the post office box nest with the camera mounted at a height of 12 feet.

Power will be run from the light pole at the entrance. We will need to install an equipment enclosure between the light pole and the concrete pad to house the electric meter and the security equipment needed to support the security camera. Options for a work party for the needed work will be developed.

The camera will have a range of about 200 feet and we decided that data storage for 3 months rather than 30 days would be the better option for our situation.

The camera data collected will be viewable via the internet.

The meeting was adjourned at 9:30 pm

Respectfully submitted,
Bill Yri, Acting Secretary