

Overlook Bay BOD Teleconference meeting
6/20/2013
8 pm
Minutes reviewed and approved by BOD

The teleconference was called to order at 8:05 pm by Pete Lombardi (P)

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

The first order of business was a discussion of the Owners meeting in Oct. We decided to have a Fri, BOD pre-meeting on 11 Oct, and to hold the Owners meeting on Sat, 12 Oct at 10 am with a lunch to follow at 1 pm. Our previous caterer has gone out of business so we will have to find a new one. Pete Lombardi will post an article on the web site concerning the date for the meeting and Bill Yri will prepare a mailing to be sent to all.

The second order of business was that both a 4-wheeler and a car have gotten hung up on the trail road that runs behind the barn down to the marina area and, in one case, the police had to come out to help get the vehicle out. We do not maintain that trail road and after some discussion it was decided that we would put a gate on each end of the road to prevent unauthorized use of the road. Pete Lombardi made a motion to approve the proposal, it was seconded and approved unanimously.

The next order of business was a discussion of the status on the installation of our new security camera for the OB entrance. Pete Lombardi has provided Bob (our maintenance person) the location and specifications for the mounting structure where the equipment cabinet will be mounted which will be about 10 feet from the power pole at the entrance. Ken Taylor provided a status of the security equipment that will be installed and how the camera will be mounted on the concrete pad that was originally put in for the mailbox. Bill Yri was provided the names of several electricians and he will arrange to meet them on his next trip down to OB to obtain estimates for the electrical work required. Once the equipment is installed, we will install a sign on the camera mounting pole, at the barn, and at the marina, providing notice surveillance photos are being taking of all vehicle traffic in and out of the development.

The next order of business was discussion about obtaining an additional mailbox cluster. We currently only have two unassigned boxes left in our current cluster and have several owners with plans to build in the coming year. We also discussed putting in a double mounting pad when pouring the pad for the new cluster so that it will be ready for further expansion when needed. After some discussion, a motion was made by Ken Taylor to approve the purchase which was seconded by Pete Lombardi. The vote was unanimous. Bill Yri will order the unit from the same vendor that supplied the first unit. They will provide a discount on the purchase as a repeat customer.

The next order of business was a discussion of our OB web site and the need to have some updated articles prepared and posted. Ken Taylor will prepare an article on the new camera

security system. Bill Yri will prepare an article on the additional mailbox cluster. Jack Koenig will prepare an article on the marina upgrades. Tom Gill will prepare an article on his experience building a house at OB, his issues and resolutions.

The next order of business was the marina. The first docking finger at the end of the dock broke free and floated out into the lake. Someone spotted it and knew it belonged to OB and called our maintenance person. Bob retrieved it. It will be reinstalled using the new upgraded hinge hardware. One of the mooring cables broke during the spring and we had to have it replaced. We will plan to replace the other three during the winter low water time. Jack Koenig is working on the broken hinge on the main dock runway and, this summer, we will look at ways to improve the drainage at the top of the marina road to reduce the washout that is occurring during heavy rains.

The next order of business was the need for a real maintenance facility. The barn is not adequate for the equipment we have and using it as our maintenance facility limits it being used for horses. Since we received some pushback on a combined owner's facility/maintenance facility, the discussion centered on perhaps a low-cost, dedicated maintenance building. The potential placement is at the back of the upper trailer parking lot at the marina. Pete asked us to think about it and e-mail thoughts to him for further discussion.

The next order of business was a review of collections and finances by Ken Taylor. Our POA fee income to-date this year is just over \$76,000. If every owner was current in dues, the annual income would be about \$91,000, and we are expecting this year's payments to exceed \$80,000, which is pretty good. The Banks are no longer paying back dues on foreclosures. We are taking active actions to place liens on lots with chronic past dues. Our expenses-to-date this year are \$7,268.64. Our money market account totaled \$245,547.63 as of 18 June. Since federal bank insurance only covers amounts up to \$250,000, Ken will research potentially splitting our funds between two banks. A motion was made by Pete Lombardi to give Ken the authority to research and take necessary actions. Bill Yri seconded the motion. The vote was unanimous.

The next order of business that came up was an owner's request for tenants to have access to the barn to stable a horse. Last year, we learned that we needed special insurance in order to board horses at the barn. This insurance would cost \$5,000 to \$9,000 a year above our current insurance, so at the last Owners meeting, the board stated that we did not think there was enough interest in boarding horses to warrant the extra expense and posted the barn with a notice that horses could not be boarded. Given the discussion this spring, we need to revisit potential interest in boarding horses at the barn and we also believe we need to come up with a list of rules and regulations regarding use of both the barn and the marina.

The meeting was adjourned at 9:50 pm.

Respectfully submitted,

Bill Yri, VP and Acting Secretary

