

Overlook Bay Home Owners' Association (HOA) Meeting Minutes  
10/11/2013

Minutes reviewed and approved by BOD

The meeting was called to order Friday morning at the Horse Barn on the development property by Pete Lombardi, the President of the Board of Directors for the Association.

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

The purpose of the pre-meeting the day before the owners' meeting is for the BOD to review status of business to be presented at the owners' meeting and make sure we have a suitable summary of information so that the owners' meeting can be conducted in an efficient manner with pertinent information being presented so the meeting does not drag on and become boring to the owners. Our intent is to inform the owners of status over the prior year so they understand what has been done over the prior year, our financial status and what the BOD has planned. We also take care of some routine business matters taking advantage of the BOD being together.

The first order of business was to review the wages for the part-time helpers that assist our Maintenance lead person, Bob Smith. After discussion, it was voted to make a small increase in the wage being paid to two of the part-time helpers.

Next order of business was discussion of developing formal rules and signage for both the Barn and the Marina. We have had complaints about people leaving unattended vehicles on the launch ramp while they are out boating, thus preventing others from using the ramp, as well as improperly parked trailers and trash issues. Bill Yri was tasked with drafting rules and proposed signage for both the Barn and the Marina. With posted rules we will have better enforcement options which should improve the situation.

The BOD discussed plans for 2014. We will focus on the marina and obtain information regarding an emergency helipad. See the owners' meeting minutes for this.

We discussed collections and write offs. Ken reviewed our financial status and after extensive discussion of the collection status and liens on delinquent properties, we determined that we have enough years of collection efforts that we need to develop a formal policy on how to write off bad debt from the books. That will be an action for the coming year.

The next order of business was discussion of house rentals in the development. One of the full time residents has presented a concern that the bylaws and covenants prohibit vacation rentals in our development. Their concern comes from excessive noise and other issues associated with one or more of the current rentals. After a lengthy discussion, the BOD determined that the issue needs to be addressed in more depth. In the meantime, we need to address the issues of noise, trash, parking and trailer parking by developing a set of rules concerning such things and sending them out to all owners and require that they include these rules in any rental agreement. By having a defined set of rules, the BOD will have much better enforcement options when such problems arise.

Next we discussed our Maintenance person's responsibilities and how they tie into county maintenance responsibilities in the development. The heavy rains this year have presented challenges in the work done by both the county as well as our maintenance person. Part of this discussion concerned purchase of some kind of sweeper or blower attachment for the tractor to help in clearing the roads after storms. The BOD will explore options on how best to do this.

We discussed the Association web site with a quick review of the update process and the need for inputs for posting on the website.

We discussed our Marina issues. See the Owners' meeting minutes for the full discussion of this.

The next order of business was a discussion of the Security Camera Project. Ken had an extensive review of the activity with the contractors for the installation of the new security system. See the Owners' meeting minutes for the summary of that discussion.

The next order of business was a discussion of signage, the gates we have purchased to block the old trail road that runs from the top of the hill where the mail box is down past the lower lot where the barn is. We have had a truck illegally using that road which became stuck, but even though the police came out with the tow truck, we could not have a ticket issued. The problem is that hunters are coming in and using the road as they "scout" hunting possibilities supposedly on the neighboring TVA property where hunting is allowed. We now have signage about the security camera system.

That concluded the meeting which was then adjourned.

Respectfully submitted,  
William Yri, Secretary