

Overlook Bay Owners Meeting  
10/11/2014  
Minutes reviewed and approved by Overlook Bay BOD

The meeting was called to order at 10:00 am by Pete Lombardi (P)

We had 11 Owners in attendance

Pete Lombardi (P) opened the meeting and asked Bill Yri (S) to provide a status on the ballots and the required quorum to hold the election. We had 76 of 87 ballots/proxies needed for a quorum so we did not have the required quorum.

Pete, then stating that since we did not have the required quorum that the official meeting would now be closed and we would hold a Board of Directors meeting to review status for those in attendance. He also stated that as provided for in the covenants, that we would start the process to hold a second meeting so that we could have an election and that in accordance with the provisions that meeting would only require 33 1/3% of the owners ballots instead of the 50% required for the initial meeting. We will review the process with the lawyer and will be getting information out soon regarding the second meeting in order to hold the election.

Pete then called to order a BOD meeting to review items for those present.

The first item of review was the financials by Ken Taylor (T): The association has \$264,786 in various accounts; \$14,068 in checking, \$23,986 in the emergency fund, \$225,219 in money market, and \$1511 in security deposits.

The next item of business was Secretarial report by Bill Yri (S): All minutes from various meeting and teleconferences are posted on the Association web site.

The next item of business was the mail boxes: We had one issues with the official association mail box this year due to a mix up at the post office. While the post mistress had it listed for our development, somehow it was not on the list for the delivery person and several items were returned to sender as undeliverable. Once we became aware of the issue, the post office was contacted, they found the problem and corrected it and we now know that the mail is being delivered correctly.

The next item was status of the Architectural Review Board by Pete: One new application was processed this year and construction on that house is beginning.

The next item was status of lawsuits and collections by Key Taylor. He reviewed the information that was discussed in the pre-meeting on 10/10/2014 as documented in those minutes.

The next item was Maintenance and Marina. Phil and Tom reviewed the options being reviewed for the Tack Trail and the Marina drive as well as the interim hire for maintenance work as is documented in the pre-meeting minutes of 10/10/14.

Under old business, the action item to further investigate the requirements for a medical emergency heliport was discussed.

Under new business, the action to contact the county regarding improving the safety of the intersection above the barn ( horseshoe & Saddle Ridge intersection) was noted.

Open discussion from the floor:

Blake Michaels and Michelle McCarthy requested copies of the financial report for the year which are being provided.

The process of the nomination committee in reviewing and approving office candidate requests was also discussed.

The meeting was then adjourned with a reminder that the picnic lunch would start at 1 pm.

Respectfully submitted,  
William Yri (S)