

Overlook Bay BOD Teleconferencing Meeting  
10/30/2014  
Minutes reviewed and approved by Overlook Bay BOD

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

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

First item of discussion was status of being about to hold a second owners meeting for the election since we did not have the needed 50% quorum at the meeting. The covenants allow a second meeting to be held within 30 days using the original ballots from the first meeting but only needing a 33% quorum to have an official election. Given the lawsuit we had asked for an opinion from our lawyer on doing this or holding a whole need election process in the near term, like maybe early Dec. Ken provided an update on the response from the lawyer – we have not heard back yet. Ken is continuing to try and get a response and as soon as he hears back we will send out notice to the owners on the process to be followed.

The next discussion item was the paving options we have been discussing for the Marina drive and the ramps to the Tack Trail. Ken started the discussion with an opinion that in accordance with the covenants the board is only to do raking and basic maintenance to maintain the gravel road, and that any improvements beyond that are the responsibility of the owners and would be paid through an assessment issued to those owners. That while some of the ramps are on one or more owners property, we would probably have to come up with a prorated share of cost for all the owners on the Tack Trail since they all have easement rights to use the trail for access. Blake Michaels had stated a position in the owners' meeting that the board should provide a credit to the trail maintenance fund for even the owners who are delinquent in paying their dues. This potential credit has been calculated and while the board does not agree with the position, it would only add approximately \$4300 to the maintenance fund so it is not a significant factor in any decision. The board decided not to proceed any further at this point concerning paving of the trail ramps, but did want to proceed with contracting to put in asphalt on the Marina drive and add a turn-around at the picnic area point on the drive. A motion was made to contract for the Marina drive asphalt work. A second was obtained and a unanimous vote was cast to do the work. Phil will contract with the Asphalt contractor and see if the work can be done in December.

The next discussion concerned issues with the rental houses in the development along Tack Trail. One of the rental house owners present at the owners meeting stated she was not aware of the issues such as out of control trash and other issues such as landscaping. The board decided that we need to send a letter to the renters to express the concerns and the actions needed to comply. The Secretary (Bill Yri) was given an action to compose a draft letter for board review to be sent out before spring providing notice of the issues and asking for a response within 30 days on responses to comply. The board will also look into coming up with a violations sheet that can be used to document issues in the future which would then be mailed to the owners so that they will be aware of issues during their rental periods.

The last discussion area concerned our equipment which is used to maintain the development. Jack Koenig had visited OB and examined the issue with our blower attachment which had burned out a bearing and will examine how to best fix it. He brought new blades for the bush hog and installed them. He also examined damage to the bush hog and will look for a more suitable replacement that we could trade in our current bush hog/tractor for. Ken is working to set up an account at the local co-op so we can get parts and items needed for maintenance activities. We are still awaiting a cost estimate from the landscaping contractor for the continuing maintenance of the entry area now that he has it cleaned up.

We closed out the meeting with an open discussion: A discussion of maintenance of the other trails in the development concluded that our obligations on these other minor trails is only side cutting and raking to keep them in control.

We adjourned the meeting at 9:10 pm

Respectfully submitted,

William Yri (S)