

Overlook Bay Property Owners' Association Board Teleconference  
7-13-2015

Minutes submitted to and approved by BOD

Those present were Phill Combs (P), Ken Taylor (T), Bill Yri (S), Jack Koenig (M), and Lisa Combs (M).

Phill Combs called the meeting to order at 7:08 pm.

Old Business:

1. The board was asked if any additional comments were need on the prior meeting minutes which had been approved on-line. There were none and they stand as submitted.
2. Asphalt work at the Marina drive; The Asphalt work was completed about 3 weeks ago. The work looks good. It has been noted that with larger boats it still may not be possible to turn around at the picnic area which was one of our desired objectives for the project. We will look into using the tractor and front end bucket to dig into the slope a bit and add gravel to increase the turning radius available.
3. The gap in the dock decking. During the 4<sup>th</sup> of July weekend a small child did slip and get a leg into the gap, but thankfully the mother was holding her hand and was able to pull her up without an injury to the leg. The board will make it a priority to get the gap closed to eliminate this hazard.
4. Our maintenance person has not located the prototype hinge that had been made for the dock fingers. Jack says he knows where it is and will locate it for Sean. One of the fingers which had one side of the hinge broken, did break free completely. We have located the dock finger on the other side of the inlet near the shore in a couple of feet of water. Someone had stolen the large float from one end of the finger. That float was located tied up to one of the flat hollow float houses. The float was recovered and returned to our marina. Because of the weight of the finger we will have to wait for the water to go down a bit so the float can be reattached and then tow the finger back to the dock area.
5. Ken led a general discussion on the lawyer rewritten covenants and then asked the board to e-mail him our comments so he could use them in his scheduled review meeting with the lawyer on 15 July. The board thought the lawyer had done a good job on incorporating prior board comments and working to clarify the covenants, but there were comments needing further discussion. As part of the discussion with the lawyer we will be working to see when we can do a final board approval of the rewrite so that notice can be sent to the owners as well as sending out a call for nominees for the upcoming election at the next owners meeting in Oct.

New Business:

1. The ARB reviewed the plans on the new house on lot 115 and determined that the owner's final plans were different that the plan used when the initial approval was

- made. The owner was notified that he needed to stop work and work with his contractor to get the information needed to be able to approve his plans.
2. Discussion about putting in a gate at the Marina drive entrance: The problem is that a lot of locals are using the Marina to launch boats as well as coming down to fish and swim. The local utility is coming out to see what it would take to install additional security lights down to the dock (currently just have one at the top of the drive) and will also tell us what it would take to located an electrical outlet at the point it would be needed for an electrically operated gate at the top of the drive.
  3. Discussed posting speed limit in the development. We will check to see what the county residential speed limit is and potentially post that speed limit at the entrance.
  4. As soon as we get clearance from the lawyer on the covenants and sending out notice for the fall owners meeting we will appoint the nomination committee and send out a call for nominees asking them to submit a personal profile for review by the nomination committee, a standard part of the process to select nominees for the election ballot.
  5. A motion was made the select Jack Koenig as Vice President since Phil Combs had been moved into the President position. The motion was seconded and unanimously approved.
  6. After the last meeting, Markus Chady was approached to head up the Architectural Review Board (ARB). He accepted. The firm he works with is considered the second member of the ARB. A motion was made to select Phil Combs as the third member to fill out the ARB. The motion was seconded and unanimously approved.
  7. Ken provided a financial report: All bills are paid up through 13 July. Bills paid through 13 July are \$53,890.34 which includes \$35,009.69 for the Asphalt work at the Marina and the 4 wheel utility vehicle purchased for use in maintenance work. We have collected POA fees of \$73,599. We have 41 owners with delinquent amounts totaling \$81,751.34. We have assets in our accounts totaling \$266,681.77

A call to adjourn was made at 8:48 pm which was seconded and approved.

Respectfully submitted,

Bill Yri (S)