

Overlook Bay Property Owners' Association Board Teleconference
10/1/2015

Minutes submitted to and approved by BOD

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

Phill Combs called the meeting to order at 7:06 pm.

Old Business:

1. Ken provided a financial review: We have \$249,092 in the bank which includes \$1,000 in the escrow account from the 2 houses under construction, and about \$8,000 in checking to pay bills. We have collected \$76,797 in 2015 POA dues and have 38 owners with outstanding balances.
2. Lisa reviewed the planning for the upcoming owners' meeting. Food and entertainment has been arranged. We will use the RSVP response 3 days prior to the meeting to confirm attendance count for the food. We reviewed the planning status and actions still needed for the meeting setup. Phill asked that we get together Friday, Oct 9th, for setup at the barn and to review prep for the owners' meeting on Saturday, Oct 10th.
3. Jack reviewed the information regarding a gate for the marina. He had sent out the information from the vendor for the board to review. We considered two locations, but only the entrance to the marina ramp road is doable for the type of gate we want to use. The board asked Jack to get some further information on the card system that would be used to activate the gate. We can take advantage of the need to get electric to the gate to also add some additional security lights down the ramp road to the dock.
4. Phill reported on his search for someone that could work on controlling the kudzu that is showing up in the development. He has not yet been able to find anyone that would be willing to tackle that. Bill Yri asked permission to purchase some weed killer to try on the new kudzu area that showed up on the steep hill and has vine going up the power pole to the wires above. The request was approved.

New Business:

1. Vandalism Issues:
 - a. Someone has taken shots at our mailboxes. Three additional gunshot dents were found in the heavy duty steel. A police report was filed with the Sheriff on 8/12 to report the incident as well as with the Post Office. We also reported that some of the signs near our entrance have been shot up and asked for increased patrols in our development. We are also getting complaints from our full time residents that gunshots are being heard on some weekends. We have found bullet shell casings up in our trailer parking area. We have told our residents to file police reports when they hear gunshots and we will be working on better identifying the offenders. We have an idea of who the offenders are by correlating who is in the development on the weekends when gunshots are heard.
 - b. We are also having some possible vandalism at the dock. While doing some routine maintenance on the dock, Bill Yri found that a number of the tie down cleats on the dock fingers had missing nuts. On one finger near the end, three of

the cleats had no nuts and the fourth only had one nut. This meant the cleat would lift out of the dock if pulled straight up. All cleats were checked and locknut type nuts were used to re-secure the cleats. We also had missing washers and cotter pins on a number of the finger hinges which were also replaced by Bill as well as re-securing the rubber rubrail on the side of the dock which had pulled loose in areas.

2. Phill recommended that we re-evaluate what would be needed for an owner to board horses at the barn. Our insurance carrier had told us several years ago that insurance requirements had changed and we would need a number of upgrades as well as a full-time manager at the barn during any period horses were boarded.
3. Phill also mentioned that he has heard that the TVA will be doing an extreme lowering of the water level this winter to allow some bridge work to be done as well as to look for a body that is believed to have been dumped in the lake.
4. Bill Yri has put together a set of plans for the helipad that has been proposed which would go on the entrance lot where the mailboxes are. The State of Tennessee is reviewing the plans for approval. Once some rough cost estimates are available and once the emergency services approve our proposed plan, it will be presented to the board for approval to proceed.

A motion to adjourn was made at 8:35 pm which was seconded and approved.

Respectfully submitted,

Bill Yri (S)