

Overlook Bay Property Owners' Association Board Teleconference
5/5/2016

Minutes reviewed and approved by BOD

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

Phill Combs opened the meeting at 7:04

Old Business:

1. Ken noted that a financial report had been e-mailed out to Board members.
2. Ken had devised a concept to advise/notify owners and tenants of violations of the covenants and rules and regulations of the HOA which he had sent out earlier to the board for review. A call was made to discuss and vote on this concept. The concept was discussed and since not all owners have provided e-mail and phone info that notification would consist of e-mail and mail notification. After discussion a motion was made and seconded to approve the concept. It was unanimously approved. Ken will make up 50 sets of the notification documentation for use.

New Business:

1. The side cutter on our tractor has failed again. It has been a difficult attachment to maintain and options for a more suitable replacement cutter were presented. Jack had researched both another full size cutter as well as a lighter weight cutter. In either case there would be a trade in allowance on the failed current cutter. After extensive discussion it was decided the lighter weight cutter would be suitable and present a much easier maintenance situation. The cost of that cutter would be \$20,055.01. A motion was made and seconded for that purchase. The motion was unanimously approved. Jack stated he would deliver the new cutter in about two weeks and return the old one for the trade-in allowance.
2. The fence around the stable had been installed by the developer using non pressure treated wood and it is rotting and falling down in places. After discussion on options it was determined that we should replace the fencing using pressure treated wood this time. The cost would be cost of materials plus labor for two people at \$15/hr. A motion was made to have it replaced which was seconded and unanimously approved.
3. We had second incident of a person backing up the marina drive going over the steep edge. The driver had 3 children and a grandmother in the vehicle with her and was lucky in that she was far enough up the hill that went she went over the rear end caught on a tree just off the edge which prevented the vehicle from going all the way down the slope. In the Spring, we had the blacktop installer add a small berm to that edge of the drive, but it is apparently not enough to provide clues to the driver. A suggestion was made to add posts with wire fencing along that steep edge for a more visual alert to the danger and the turn in the drive. After some discussion a motion was made to approve this. It was seconded and unanimously approved.

4. Vandalism – Vandals are stealing stop signs and street name signs in the development, also seeing vehicle donut skids in the parking area by the mailboxes. All are asked to keep an eye out.
5. Rizzo Driveway onto Tack Trail- His concrete driveway has been poured and gravel was added by his contractor to restore the tack trail in front of his lot. However, the contractor, when spreading the gravel, filled in the drainage ditch on the uphill side. The owner will be contacted to have the drainage ditch restored.
6. Entrance area Spruce up. Phill will get a quote for the twice a year spruce up and have the spring work done.
7. Lake water level- With the lower than normal rainfall, the lake is not filling up as fast as normal. We still have the gap in the dock to repair. We have been waiting on higher water so we can move the dock. We still have the docking finger which broke off last year and is stranded on the opposite shore line to repair. We are also awaiting higher water in order to recover that. The anchor at the base of the first adjustment wench had been pulled from its proper position to directly under the wench. The anchor for that position is a very small one and as part of moving it back to a proper position, we will add a larger anchor to it.
8. TVA news- The TVA board met this spring and the feedback we have received is that they are imposing a 30-year life on float houses in the lake. They will be doing a code inspection on existing float houses. Those that are in compliance with the code that all waste water must be put in a holding tank for pump out (no gray water dumping into the lake) will be granted a 30-year license and then must be removed at the end of that period.

A motion to adjourn was made at 8:02 pm which was seconded and approved.

Respectfully submitted,

Bill Yri (S)