

Overlook Bay Property Owners' Association Board Teleconference
6/22/2016

Minutes submitted to and approved by BOD

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

Phill Combs opened the meeting at 7:32 p.m.

Old Business:

1. Ken reviewed the financial report that had been e-mailed out to the Board members. One item that stood out was that we have had \$13,550 of legal fees this year. Ken explained that this was work associated with the Flat Hollow law suit. The cost for the security fence that was installed on the Marina drive was \$3,623.
2. Phill researched sources of lumber for the fence replacement project around the barn which was approved by the Board at the last meeting. He found a source of rough cut lumber that is about 40% cheaper than Lowes. This should bring down the cost of the replacement project to \$18,000 to \$19,000. The Board agreed.
3. The Rizzo contractor has not yet restored the drainage ditch on Tack Trail which he filled in while restoring the trail after the driveway was installed. A motion was passed to send a letter of notice to the owner that the drainage ditch must be restored.

New Business:

1. A request had been made for the Board to consider a clarification to the rules associated with "Not blocking the Marina ramp". At the bottom of the ramp, there is a narrow turn around space to the right of the ramp to the dock. The request was to define how much distance must be left from the concrete edge on that turn around path. The idea was that one or two vehicles, if pulled in past that point, could be parked in that area which would avoid the walk up to the trailer parking lot which is the normal vehicle and trailer parking area when the dock area was not busy and would still allow a turnaround area for emergency vehicles if needed. After discussion, the majority opinion was that the turnaround path was very narrow and if this were permitted, it would create other issues. The request was not approved.
2. The front tires on the tractor need to be replaced. Jack is able to provide the tires through his dealership at a significant cost savings from any of the local suppliers (\$402). He will bring the tires down to OB and we will use a local installer to get the tires mounted and filled.
3. The Board noted that, in heavy rains, the edge of the new asphalt on the Marina ramp is being undermined as the water is washing out the crush and run along the edge and

cutting under the asphalt. Heavier rip rap stone will be used to fill the gully created by the wash out to prevent further damage.

4. The upcoming annual Owners Meeting was discussed. In accordance with the rules, it will be held the second Saturday of Oct which is 8 Oct this year. The Board agreed the caterer used last year did a good job and Lisa will look into their availability this year. We will also consider a little more separation between the meeting and the picnic this year. As a reminder, since we had an election for the entire Board last year, there will not be an election cycle as part of this year's meeting.

5. With the low rainfall this spring, the lake level actually peaked several weeks ago about 4.5 feet below full pool level. We have been waiting for the water level to get up another several feet to be able to do the fix to the dock to eliminate the gap (which is a safety hazard). Given that we will not likely get higher water, the Board will try to get together in the next few weeks to see if the tractor can be used to pull the dock sections that are still sitting on the concrete ramp so we can close the gap. If not, we will have to contract out to someone with larger equipment to fix it.

A motion to adjourn was made at 8:31 p.m. Motion was seconded and approved.

Respectfully submitted,

Bill Yri (S)