

Overlook Bay Property Owners' Association Board Teleconference
07/31/2017

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 7:01 p.m.

Old Business:

1. Phill asked Ken to review the financial statement which had been sent out to the Board. We have collected over \$10,000 more in dues than we collected last year. Contributing factors are that we sent out 10-day letters and notices to those delinquents. We have liens filed on all delinquent and one foreclosure in progress. Our largest expense is the legal fees (\$27,000) and Flat Hollow continues to delay the trial for the lawsuit with them. We know of several upcoming expenses. The tractor has a 4-wheel drive issue and is in for repair. We are in the process of getting a cost estimate to repair the horse trail.
2. Phill spoke to the potential issue of providing some rock (#2) for the ditch line on Tack Trail to alleviate the problem of blockage of the culvert under the trail near Lot # (Tom Gill's house). Phill and Jack will explore the issue.
3. Question was asked about the Home Federal Bank plans to auction the 19 lots they hold sometime this summer. The Bank has not yet informed us of any plans for that.

New Business:

1. We have replaced the damaged mailbox cluster. The Post Office notified us that they were having great difficulty opening and closing the unit. The manufacturer told us that, given the heavy duty construction, the damage was not repairable. We purchased a new unit which our insurance covered less the \$500 deductible. The install was done self-help by a Board Member Bill Yri and our maintenance person, Sean Combs. Phill commented that it looks good. Phill is going to check at Lowes to see if they have the steel barrier posts that could be installed at the corners of the mail clusters to protect them from further damage. He will also check to see if they do installation of the posts.
2. Phill mentioned that we are having issues with outsiders coming in by boat and by car and using our dock to picnic and swim. He has called the Sheriff several times to run people off. The Sheriff says, even though we have private property signs, there is not much he can do. He did state that the swim ladder which we have at the end of the dock as a safety feature does help make the dock an attractive nuisance and recommended that we remove it. Phill has done so.
3. Over the 4th of July weekend, we had some renters from across the lake set up a major fireworks display on the end of our dock. Sean Combs noticed the fireworks going off in the direction of our dock and used his boat to investigate. He told them it was a private dock and they had to stop and depart. They loaded up the unfired items and departed. He took a picture of their license plate. One box of fired items on the dock was still on fire and the fired items left a large mess on the dock. He tracked down their truck after we saw the extent of the mess in the daylight and talked them into coming back and help

clean up, telling them, given we had a picture of their license plate, we would press charges if they did not.

4. Phill has had people swimming at his dock complain of feeling an electrical tingle when they touch his dock. Even after turning off all his power to the dock, measurements show a small voltage in the water. LaFollette utilities was called out and, after verifying the condition, they have called out a Marina inspector to check the float houses in the harbor near Phill's property. There is concern that when the flood conditions occurred, some electrical connections to the float houses was damaged. More to come!
5. Upcoming Annual Meeting discussion: The date for the annual meeting is the second Saturday of Oct (14 Oct). A letter is being sent out to the owners asking if they are interested in running for a Board position. Two positions are up for election this cycle – Treasurer and Secretary. The Board was asked to think about what we want to do regarding the picnic after the annual meeting this year and we will discuss those plans at the next meeting.
6. Some old timers in the area have mentioned to Phill that they thought the original owners of the property had harbor rights. Ken is going to check back through old deeds to see if he can verify that. If the property does have harbor rights, it will greatly impact the lawsuit with Flat Hollow over their violation of their own harbor limits.

Respectfully submitted,

Bill Yri (S)