

Overlook Bay Property Owners' Association Board Teleconference
08/21/2017 & 09/05/2017

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. Ken provided a financial statement: POA Fees paid as of 8/21/2017 are \$87,768.23 with Bills paid as of 08/21/2017 are \$67,418.85Afl

New Business:

1. The purpose of the meeting was to discuss the upcoming fall owners meeting and what do we need to do regarding the officer election given the difficulty we have in reaching a quorum needed to have an official election. The Banks hold 21 of our properties due to foreclosure and are not expecting ballots from the banks. We have 17 owners delinquent who are not eligible to vote because they are delinquent and we have a foreclosure proceeding on the worst of the delinquent owners.
2. Notice was mailed to our owners asking for those interested in running for office. As of 09/05/2017 no one had expressed a desire to run. Given that the board discussed our options for the election. Phill and Jack are eligible for another term so they be put on the ballot for their current offices. Bill and Ken are not eligible for another term so to be compliant with the covenant rules, Bill will run for Treasurer and Ken will run for Secretary so that they are each running for a new office.
3. Plans were discussed for both the meeting and the picnic. It was decided to hold the meeting at the normal time of 10 am on the second Saturday of Oct, 14th, as stipulated and to go with a slightly simpler picnic at 2 pm. RSVP notices will be mailed out for the meeting and picnic so that we can plan. That RSVP also will explain to the owners the issues in obtaining a quorum. A ballot will also be mailed out to each of the owners for the election.
4. Our horse trail is in great need of rework. After discussion, it was decided to get a cost estimate for the repair. This was done at the first telecon and an estimate of \$7,000 was available at the follow on telecon. We also discussed a need for some rework on Tack Trail, both at the ramp near Blake's house and the culvert near Tom's house. The estimate for that work was \$1,500. After further discussion of the cost estimates, Phill made a motion to fix both. The motion was seconded and unanimously approved.
5. An issue with the 4 wheel drive on the tractor was discussed on 8/21. We had it taken in for service. They repaired the clutch plate and front differential but we have found that did not fix the issue when in 4X4 drive. We believe a tooth may have broken on a gear in the 4X4 drive. Further work will be done to resolve the issue.

Respectfully submitted,

Bill Yri (S)