

Overlook Bay Property Owners' Association Board Teleconference
Feb 22 2018

Minutes submitted to and approved by BOD

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

Phill Combs opened the meeting at 7:00 p.m.

New Business:

1. The purpose of the meeting was to discuss a letter from Home Federal Bank to the BOD stating that they want to sell the 19 lots that they hold in the coming year and asking if the BOD would like to sweeten our offer on the properties before they start that process. As background, a little over a year ago, the bank approached the Board with an offer to sell us the 19 properties for \$280,000 with 20% down. We responded that the pricing was unrealistic and eventually did make a low ball offer back to them to see what their reaction would be. They rejected the offer. The thinking was if we could obtain the lots at a reasonable price we could control the sale of the lots perhaps through the internet in manner that buyers understood the covenants and dues involved in the ownership. One of our biggest problems is when the lots are purchased through tax sales, the new owners get no information regarding the obligations in the tax sale process and then get the surprise when they contact us. The Bank did not think our offer was reasonable at the time, but now has approached us again hoping to reach an agreement.
2. We had a wide-ranging discussion on the opportunity. On the negative side, while the nation-wide market is improving, we have not seen a local increase in prices and purchasing of lots. Our owners trying to sell lots are not getting much selling effort out of local realtors regarding lots in our development. We had a lot of maintenance and legal fees in 2017 for the Flat Hollow lawsuit, the replacement of the Barn lot fencing and road work in the development. Our insurance costs are increasing, and we need to be focusing on needed work in the development that could help attract owners. One of the major items needing work is the marina dock. The developer put in a poor quality dock which is quickly deteriorating, and work is ongoing to develop a multiphased plan to address this issue in an affordable manner. So while it would be nice to have those lots under control of the Board, we do not feel we can afford to make an offer on the lots given the need to focus on making the development more attractive for owners.
3. During the discussion we also recognized that we have a lot of owners who desire to sell their lots. Given the poor response they are getting from local realtors, we discussed the feasibility of adding an interactive function on our OB website that would allow owners to list lots for sale along with full information on the development. We have spoken with our web master and it can be done easily and economically. We unanimously voted to pursue this.
4. Ken was given the action to contact the Bank and tell them we are not in a position to sweeten the offer.

Respectfully submitted,
Bill Yri (S)