

Overlook Bay Property Owners' Association Board Teleconference  
Sept 16, 2019  
Minutes submitted to and approved by BOD

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

Phill Combs opened the meeting at 7:08 p.m.

1. Ken provided a status on the response to the call for volunteer's letters asking for interest in joining the BOD. We did not get any volunteers, but one lady did pay up her dues. We have collected just over \$65,000 so far this year on the dues, a lower than expected amount. The annual financial statements are being printed so they will be available at the Annual Owners meeting on 12 Oct. We have a Florida owner who has expressed his intent to begin building next year.
2. Problems with the newest home built by Mr. Swengard: This owner is using the home as a full-time rental resort in violation of our covenants. The renters have become a constant source of excess noise and prohibited activities as well excess occupancy which at times exceeds the capacity of their septic system resulting in sewage overflowing their system and running by a neighboring full-time residence creating an obnoxious situation. Numerous calls and letters have been sent to the owner to no effect. We discussed the need to aggressively address this but also the need to make sure the measures are consistent with other rental owners who might be in violation situations so that we are consistent in our actions. We had a unanimous vote that we need to go after the violators and will confer with our lawyer on options to do so.
3. Annual Meeting: Notice and ballot information will be mailed to all owners for the annual meeting to be held as directed in the covenants on the second Saturday of Oct (12 Oct this year). The meeting will be held at 10am with a Luncheon at 1pm. To be an official meeting with an election requires a simple Majority Quorum of 87. Ken has determined that with the number of foreclosures, tax sale properties and owners with outstanding balances who are not able to vote it will not be possible to achieve that quorum. While not an official meeting the officers will present information on activities through the year and address any topics from the attendees. We will also have available the financial report for the year.
4. Phill is going to get an update on a proposal we had gotten on a rehab of our development dock. Its condition is continuing to deteriorate, and we are exploring options to address it.
5. Bill was given an action to explore ways to combat the Kudzu that is becoming more and more of a problem in the development.
6. The meeting was adjourned at 8:21

Respectfully submitted,

Bill Yri (S)