

Overlook Bay Property Owners' Association Board Teleconference  
Jan 21, 2020  
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 6:30 p.m.

1. Ken provided a status on the payment of dues so far this year. He has received \$11,000 so far, but this is still very early given the dues are due net 30 days. We have 77 owners who have not paid their property taxes for 2019, 8 who have not yet paid their 2018 property taxes. Feedback from our lawyer regarding the suit against Flat Hollow is in waiting. Sounds like the lawyers are awaiting a broader TVA decision on the various issues, one of which Flat Hollow Marina was asking for TVA's court support in the trail that Overlook Bay has against Flat Hollow Marina but the TVA is protected against any court actions. (2) The TVA is re-thinking its handling of the Norris Lake issues due to the negative feedback from numerous property owners around Norris Lake.
2. The Overlook Bay Owner's Association does have 3 or 4 owners eligible for foreclose as they have taken no actions on their liabilities in the last 3 years. Lot 111 has been purchased and lot 22 just went up for a tax sale due to nonpayment of property taxes for three years. The countersuit by a new property owner engaged in multi-family rentals, has resulted in a major increase in the Overlook Bay Owner's Association insurance costs.
3. Discussion regarding our lawyer and lack of action and expense of dealing with foreclosures. There is a new young lawyer in the area that might be ideal for liens and foreclosures. Phill took a action to contact him regarding handling those issues for us after an unanimous vote to pursue that course of action to try and get more effective litigation.
4. Ken also asked that we consider getting a file storage container that could hold the 13-16 boxes of legal files that he needs to get out of his garage. He has gotten preliminary information from a rental facility in Knoxville for a mobile mini. A 1 year rental is \$99/mth with a \$272 delivery charge. Action will be taken to finalize a rental agreement and prepare an area in the Barn to place it.
5. Phill mentioned that during one of the wind storms that a section of Barn roof came loose. He has resecured the loose section. We had wanted to do some prep work on the dock during low water, but the heavy rains so far have kept the lake water level too high so far this winter. We will continue to monitor the water level for an opportunity this winter to do some work.
6. We will do a spring Newsletter with a list of Delinquent accounts
7. The meeting was adjourned at 7:38

Respectfully submitted,

Bill Yri (S)