

Overlook Bay BOD Teleconferencing Meeting  
8/12/2014  
Minutes submitted to and approved by Overlook Bay BOD

The teleconference was called to order at 8 pm by Pete Lombardi (P)

Those in attendance were Pete Lombardi (P), Phil Combs (VP), Ken Taylor (T), Bill Yri (S), Jack Koenig (M), Tom Gill (M), Lisa Combs (M)

Pete opened the meeting with a reminder that the purpose of the meeting was to discuss the prep for the election at the upcoming annual meeting. Before starting that discussion he provided an update that all our equipment had been returned to the barn by Bob Smith.

Pete turned the discussion over to Ken Taylor.

Ken has sent out a pre-letter concerning the election to the Board for review. We need a 3-person nominating committee to review inputs from owners desiring to be on the board. The nominating committee will review their biographical submissions to select the final slate of candidates for the election. After some discussion the following individuals volunteered for this duty: Bill Yri, Phil Combs and Brenda Gill. Pete made a motion to approve these three for the nominating committee. The motion was seconded and unanimously approved.

Ken provided a reminder that the Directors are elected separately from the officers and that the Directors election is a secret ballot (each lot owner gets 5 votes) and the highest number of votes determines the Directors. Absentee ballots are counted with those voters present at the meeting to determine if a Quorum exists.

Pete provided a reminder that the rule to ensure a rotation exists in the officers is that the initial election of President and Vice President is for one year, while the other officers start with a 2-year term. In addition, the rules state that everyone is then eligible to run for a second term of 2 years in that office. After that, they must either leave the board for at least one cycle or run for another office. The official start of office is 1 Jan following the election. There is a question if a quorum is necessary in elections following the first official election or if a simple majority would make the election official. That is being reviewed by the attorney.

Ken asked all current officers to provide a resume for file if they do not have one on file already.

Pete closed the meeting with an update on the front entrance maintenance. The contractor has sent a quote for the initial cleanup work and been given a go-ahead to proceed. Once that is complete, he will submit a second quote for a twice monthly maintenance schedule on the entry area.

Phil and Tom provided an update on finding a contractor for grass cutting. They have three contractors interested and discussions are on-going with them. There is an equipment issue in the need for a contractor to have a side cutter. Some of them do not have a side cutter. After

some discussion the board determined that we could rent our side cutter to the contractor if that was necessary in order to have a larger pool of bidders.

Pete made a motion for adjournment at 8:50 which was seconded and approved. The next telecon will be in approximately 3 weeks.

Respectfully submitted,  
William Yri (S)