

Overlook Bay Property Owners' Association Board Teleconference
Jan 21,2021

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: 34 p.m.

1. Flat Hollow lawsuit trial: Flat Hollow is being sold, but the sale cannot be completed until after the trial is completed to close out the lawsuit. The trial was supposed to be completed by Christmas, but with COVID it is on indefinite hold. In the meantime, Powell Valley has been sold and the new owner is planning \$1.5 million in improvements.
2. Recent sales: Elliot & Collins have sold all their 19 lots to Tennessee Redhawk Properties, LLC. Their lawyer has sent a check to us for the back dues that were owed on the lots. They had sold the 20th lot to an individual, but that person is delinquent on their dues. Doc Lavene finally got his house sold.
3. Dock: The contractor for the dock work has not started yet. He has ordered a key component which should be delivered soon. Jack will check with him to get an update on his estimated start date here on the dock repairs/upgrade and will send out an email with that status.
4. Ken reported that \$6,800 has been collect so far on the 2021 HOA dues. The notices were sent out late Dec and are due net 30 days. The Post Office totally screwed up the deliveries, we have gotten many back marked undeliverable. In some cases where owners have multiple lots, some of their lot letters would be delivered, and others marked undeliverable and returned. Given the uncertainty due to this mess another mailing will be made.
5. Replacement Gator: Insurance has paid on our Gator that was stolen out of the maintenance Barn. Jack had provided information on a potential replacement, but questions were raised regarding diesel vs gas and other considerations. Jack will gather additional information and get back to the board via email. The other small tools like chain saws and weed whackers were not covered by our insurance as they are considered more as thruway items when they break down.
6. The meeting was adjourned at 7:40

Respectfully submitted,

Bill Yri (S)