

Overlook Bay Homeowners Association
Annual Owners Meeting Minutes
Oct 9, 2021

Minutes submitted to and approved by BOD

Phill Combs as President called the meeting to order about 10:05 am.

The first order of business was to determine if we had a quorum. We had 100 ballots, so we were well over the required quorum. Bill Yri as Secretary as asked Amy Luck to assist with the counting process to record the votes with TJ McCarthy acting as observer. The counting and recording process took place before the meeting topics were discussed.

The results of the voting count were:

President:

- Koenig – 31
- Saalman – 69

Vice President:

- Combs – 38
- Henson – 62

Secretary:

- Swensgard – 66
- Taylor – 34

Treasurer:

- McCarthy – 76
- HOA Accounting Firm – 10
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Phill Combs announced the results of the count to those present. The new officer's term of Office begins Jan 2022.

With the voting complete, Jack Koenig, our Vice President reviewed our projects this year. The big project was Dock repair to fix the hinges on the dock fingers and add an 80 ft bridge to the dock to help deal with the 30 ft variation in water level through the year and get the fingers out in deeper water, so they do not get hung up on exposed lake bottom during low water. We also added three additional NO Wake buoys in front of the dock to prevent damage from the wake rider boats which have damaged the dock and boats tied up at the dock in the past. Our permit from the TVA allows us to further extend the dock out into the water as the development grows and more dock fingers are needed.

The other project was sign replacement. This project replaced the badly worn signs leading into the development as well as some of the interior road signs which had been knocked down by careless drivers.

We had a theft from our maintenance barn earlier this year where our Gator was stolen. The insurance payout was enough that we were able to replace it with a more basic model using the insurance payout money.

A question was asked about the Flat Hollow Marina lawsuit asking if it was worthwhile pursuing. Phill Combs responded that while the court had delayed the court date, now expected to be early Nov that yes it should be pursued. Thru the ongoing lawsuit we have gotten Flat Hollow to remove their cables from our frontage lots and while they have pulled back somewhat from their encroachment into our harbor rights, there are still issues to be addressed.

Our Treasurer, Ken Taylor was not able to make the meeting but sent in a financial report which was available to anyone to pick up at the meeting. It lists the financial status thru 1 Oct and lists all checks written thru 1 Oct.

Bill Yri read the prior set of minutes. Since we did not have an annual meeting last year due to the COVID shutdown, the last set of minutes was from our last BOD telecon meeting on May 26, 2021.

Phill Combs stated that all our projects for this year are now complete, and the board will not be starting any new projects prior to the new Board taking office.

The meeting was then adjourned.

Respectfully submitted,

Bill Yri, Secretary