

OVERLOOK LANDOWNERS' ASSOCIATION ANNUAL MEMBERS MEETING

February 17th, 2026- Buchanan Rec Center 6:00-7:15pm

1. The meeting was called to order at 6:05pm by OLA President Steve Cox. We welcomed new members, Mary Carol Wells, and Chris Luke.
2. Fayanne Hooning (Secretary) confirmed that the meeting was quorate.
3. **Approval of the Minutes** of the 2025 meeting, Janet Quinn proposed and all approved.
4. **Directors:** Our current directors are Janet Quinn, Rich Milling and Iain McLeman.
5. **Accounting:** As approved at the meeting last year, the OLA hired Valentine Seevers to handle the OLA books and taxes. They will be sending out the bills for the dues, late fees and reminder notices, along with filing the OLA taxes. Valentine Seevers is paid an hourly rate, so late dues payments and any chasing required costs us more money. We are anticipating the total to be about \$ 1,400 per year. They have no check writing privileges.
6. **Annual Dues:** We approved increasing dues by 3% to \$ 2,019.02 per year to keep in line with inflation. This is payable in 2 equal payments of \$ 1,009.51, or you can take a \$ 50.00 discount and pay \$ 1,962.02 when the first payment is due. You can pay with either a check or via Zelle- instructions on your invoice. New dues will be emailed at end of February.
7. **Financial Report:** We did a reserve study to see how we are progressing on saving for the road project. We are on track and 95% funded. The reserve study can be found on our website: www.youroverlook.info. This year we have budgeted 35k for roads and gate maintenance. The 2025/2026 Budget was approved and is attached for reference.
8. **Director Elections:** Janet Quinn and Iain McLeman terms ended, but both have agreed to another term and were re-elected unopposed.
9. **Trash Collection:** There have been no major issues. Please do not put glass in the recycle bin as it is considered a contaminate. If you are concerned, items are not being recycled you can take them behind King Soopers for a small fee. It was mentioned to investigate Bear proof cans. If you put some ammonia in cans, that helps deter the bears. Trash calendar for 2026 is also on the website. **Also, trash cans are to be taken in and put out of sight once trash is collected.**
10. **Dumpster:** The dumpster for slash will be brought in again over Memorial Day weekend.
11. **Gates:** The post was hit in November 2025. No one claimed responsibility, and not able to see on camera. The cost to repair is to be around 2K but cannot be done until the spring as the cement needs to cure. If it snows, please open the

- gates (switch is between gates) and throw down some sand when icy. Overall, the gate is in good condition, we will proceed with regular maintenance.
12. **Capital/Road Committee Update.** Road Maintenance is our #1 cost in the neighborhood. Tom Quinn and Steve Cox are on the road committee and would welcome any volunteers. This year we will be digging up and replacing the road by the gate. Still a bunch of construction is going on so we will continue to patch as needed.
13. **Mail and Mailboxes**-The mail has been much better, and we tabled the idea of getting additional package storage. Please check your mail and empty out package boxes for the courtesy of our neighbors. There is one package box for every 4 mailboxes. We now have a motion activated camera that is positioned towards the mailboxes to deter theft.
14. **Design Review Committee Report**- Tom Quinn and Dick Phelps are the DRC Committee. To help your project run smooth please be sure to follow the guidelines on the website. Don't do anything without approval. Please, when possible, talk to your neighbors before beginning any projects. Take special note of the lighting requirements of the neighborhood. All rules and forms are on the website.
15. **Islands/Weeds:** . Islands got new mulch and sprayed with a glue type liquid, so hopefully it won't all blow away. Janet went through the various noxious weeds that need to be controlled on your property per the bylaws. They include bull thistle, cheat grass, mullein and nap weed. Janet provided information on all of them, and this will be on the website.
16. **Wildfire Protection:** Keep thinning out your trees. Trees should all be limbed up. The Douglas Fir is the most flammable and we should all walk property and pull out any little ones that are starting to grow. EFD will do a defensible inspection for free. We will have a slash bin after Memorial Day.
17. **Any other business:** None
18. **Guest Speaker Brad Huddleston President of Splintered Forest** came to discuss the Pine Beetle infestation. He is available to come out and access your property- phone is 303-819-9840- email is brad@splinteredforest.com. There are several effective ways to mitigate the Pine Beetle. The Pine Beetle is nature's way of cleansing the forest. Seasons are getting longer and stressing out the trees.
19. **Meeting adjourned at 7:15pm.**

Minutes recorded by -Fayanne Hooning, Secretary.

