

Overlook Landowner's Meeting Minutes February 9, 2016

- 1. Meeting called to order - we have a quorum with 19 attendees and 10 proxies**
- 2. Introductions**
- 3. Reviewed last year's 2015 minutes**
 1. Elected a new director last year, Kim Cox
 2. Financial surplus was \$1000
 3. Gate upgrade needed
 4. Website - Megan Hicks first proposed the idea
 5. Leadership meeting last March - we discussed the process for updating Bylaws and Covenants, volunteers for committees, gate upgrade (done), fire mitigation, covenant compliance - how to address issues - one of the answers was committees, and the website
 6. Minutes were approved
- 4. Old Business**
 1. Gate operation – Thanked Doug Townsend for making the gate better than it has ever been in the past. Discussed ice at the gate (moved to new business), how to get a remote – email Doug Townsend - will give us instructions on obtaining and programing remotes.
 2. Covenant updates - updates are in progress, but they are now in Word format so that everyone will be able to see the changes and updates on the documents and make comments and suggestions when the first version is completed. It will include how committees will function and will explain Officer's duties in more detail, as well as removing out dated sections.
 3. Fire Mitigation - several years ago, all neighbors signed a form to initiate removal of most trees within 15 feet of the road. Progress was made, but the tree committee is tasked to renew the effort by meeting with homeowners again.
- 5. New Business**
 1. Snow-packed roads, tree shadows and sand bins. We cannot have a plow come through every time it snows because of expense. In the middle of winter, with 4 inches or more snow, we will be plowed. In the fall and spring he will hold out for a bit more if it is snow that will quickly melt. Bob Topp asked in mid-winter to lower that to 2 inches to avoid the ice issues we've had this year. Our current contract states 4 inches but the plower would be glad to come out more when requested. Members of the Road committee will be tasked with keeping the snow free from snow and ice by calling our plow company when over 2 to 3 inches fall during the colder months when melt is unlikely. Discussion about vehicles having slid off the road in areas where tall trees are within 15 feet of the road and are shadowing the sun from melting the snow. Some of those trees show scars of being hit. Homeowners are asked to help open these shaded areas. Sand bins are located at the front gate, on Mountainside Trail and at the corner going down Spring Valley. We should use them when needed.
 2. Committee Volunteers - see separate attachment. Every neighbor is being asked to join at least one committee. John explained the functions of the various committees. Bob Topp, on the tree committee, will send a yearly letter telling people what to look for and how to get rid of noxious weeds. How many people per committee? Depends on committee – 3 to 4 as a rule, except the Islands need about 12, and the Mailboxes as well as Historian/records only need 1. Bob Topp questioned the need for the Design Review Committee. He would like to see the updated covenants in

place and asked what will be done with covenant violations of years past when the committee wasn't active. Janet described their old neighborhood that let their covenants expire, and unusual situations started popping up like lamas and tarps, etc. Our issue is not that our covenants have expired, but we currently don't have committees addressing them. The reactivated Design Review Committee will work with the homeowner and neighbors to help find ways to remain within the covenants, always in concert with the Board of Directors. Doug Townsend, and John Elkins volunteered to join Kevin Narans on this committee.

3. Overlook Director Election - Megan Hicks completed her 2 year term. Kathy Laurnen was elected and will join Kim Cox and Joanne Pearson to make up our Board of Directors.

We are asking for a volunteer to fill the Secretary position. Please contact Kathy.

2. Budget - presented by Kevin Narans - we have a \$1505 projected surplus. Kevin proposed that we leave dues unchanged and accept the budget as proposed. This is our 7th year of unchanged dues. You can put your dues checks in the OLA mailbox on the far left under the bulletin board. Checks verbiage needs to match the wording on the invoice or Kevin has difficulty with the bank. It can't just have OLA - needs to have Overlook spelled out. Road improvement fund will have \$129k in it. 2 years ago we had cracks filled. They are now starting to come back but not as bad as 2 years ago. Kevin recommends we do crack fill again this year to keep our roads in good shape. John said that the Directors will probably approve this in their next meeting. Greg mentioned that we may want to check the prices of segment road replacement at this time, since oil prices are so low asphalt prices would be lower. Kevin mentioned, with our ongoing maintenance we may not need to replace our roads for quite some time. Greg will stay on the road committee with Kevin, looking for another volunteer.

3. Website - purpose is to keep the neighbors informed and to have a place to have some of our documents accessible such as our Covenants and By-Laws, meeting minutes, and newsletters, but this is a public domain. For \$140/year we can password protect certain documents so they will not be available to the public. We probably won't go the password route. A "straw" vote confirmed that we do not want the directory on the website, but delivered separately. An enthusiastic group of volunteers will be needed to make up the website committee for this website to go forward and stay active.

Some of the sections proposed for the site:

- Social committee events
- Recent movie reviews
- Local restaurant reviews
- Service personnel recommendations
- Tree, gardening, weed control information
- Recent meeting minutes
- Committee activities
- Budget financials
- Candid Overlook photos
- Family Bio (changed monthly)
- Covenants and By-laws
- Overlook history
- For sale site

4. Bob Topp requested that we have a rolloff dumpster again this year. Steve Cox volunteered the corner of his property where Mountainside meets Overlook Trail. We will schedule one for a week or so around Memorial weekend.

Steve and Kim were thanked for opening their home for the meeting. It makes it easier for more people to attend and was a fun get together. It would be nice if other neighbors could volunteer their homes for future meetings.

There being no other business the meeting was adjourned.

Please read the attached Committee Volunteer letter and sign up.