

Thanks to Ben Johnson for opening his home for the meeting

7PM Called to order – quorum met (19 attended, 7 proxies received)

Self introductions

2016 Meeting minutes approved

OLD BUSINESS

Snow plow – improved with most affected neighbors calling Rick Larson 303 941-9029 when they see 3 to 4 inches accumulating to preclude snow getting packed on the roads before it is plowed. Rick can get a different snow amount up past Conifer where he lives.

Neighbors are encouraged to toss sand on the slick spots from the bins located at the Spring Valley “turn”, the Mountainside “downhill”, and the Gate “exit”. Call Rick if the bins sand is getting low, or call John if the scoop is missing.

Solutions were discussed for the ice snow pack that occurs at the Gate exit. Two vehicles have impacted the out gate and damaged the stone pedestal so far, this winter. – have the gate left with more than 4” of snow until it is plowed and sufficiently sanded (would require additional gate programmers in addition to Doug) - trim back trees and shrubs that shade road from afternoon sun - cut down all the large trees in the gate area - salt area affected - neighbors spread more sand from the bin - add another “opening pad” at a further distance prior to the gate - put up a seasonal sign “beware of ICE on road”.

Mailboxes - large boxes need locks lubricated or locks changed out - need new plastic key ID tags - install a solar powered LED light panel downcast amber to illuminate the boxes at night with the panel located on the back of the roof Ben has the composite shake tiles to repair the roof, “ridge line” tiles need to be purchased from Statewide Roofing - Quinns recommended their son’s roofing company be contacted for the repair and solar panel placement.

Roads - cracks need to be filled and sealed, estimated cost \$4000 from road fund - investigate discount for requesting home owner’s driveways done at the same time.

By-laws update – first edit and update has been completed and presented to the leadership for discussion. A copy was passed around at the meeting. The draft document will be sent to the homeowners for their input after the Directors voice their approval. The Covenants are now in the process of being updated. If you have any suggestions, please send them to lindstroms5@comcast.net

Roll off dumpster – planned for 10 days around Memorial Day (reasonable yard waste cut into short lengths, 3 feet max.

NEW BUSINESS

2017 Budget – will remain the same as 2016 – approved. Kevin Narans Treasurers Report and 2017 Budget also attached. Road Fund is reaching full, decrease in dues allocation possible next year if road condition warrants.

The Donovan home was purchased by Tucker and Charlotta Scott. They will be moving up from the Bahamas with children this summer.

The Pembroke home has been in litigation but has interested buyers.

Jackson cabin was purchased by Roger and Jessica Noonan. They plan on a slow renovation starting this summer.

Directors - Kim Cox volunteered for another 2 year Class “A” term. - Kim Cox and Kathy Laurnen appointed volunteer Janet Quinn to complete Joanne Pearson’s second year of a class “B” term. Thank you, Joanne for serving multiple terms.

Covenant infractions were discussed - trailers and campers need to be out of site from the roads and other properties - dogs must be with the owners at all times when off their property, and picked up after - landowners should have a monthly program in the growing season to control thistle and noxious weeds on their property

Discussion of treating a 2 to 3 foot area along the roads to control thistle that is “natural” plant safe and pet safe.

A solution needs to be found to the ever-increasing population of pocket gophers and voles, without endangering pets and wild life.

Carol Vickery will have her home for sale this summer and has a large selection western art, sculptures and large wood carvings (up to 6 feet) for sale at greatly discounted prices. Contact her if interested in viewing.

Neighbors volunteered and filled out the Overlook committees, sheet attached. Meetings will be set up to select a committee coordinator and a 2017 agenda. Iain McLeman volunteered for the OLA website, and another volunteer is sought to get the site updated and filled in with useful information for neighbors i.e.: Covenants and By-laws, meeting minutes, recommended service people, local restaurant reviews, social committee events, etc. (www.youoverlook.info)

Meeting adjourned at 9PM. Hors d’oeuvres, deserts and beverages followed, with a tour of Ben’s humble abode. Thanks Ben.