

## Overlook Homeowners 2018 Annual Meeting

Feb 6, 2018

Members present:

Kim and Steve Cox , Ben Johnson , John Lindstrom , Helen and Iain McLeman

Kevin Narans , Lurie Nassau , Janet and Tom Quinn , Raule Nemer and Bob Topp

Joanne Pearson and Homer Turner , Heather and Doug Townsend , Jerry Van Eeckhout

Dawn Vilims , Maggie and Caleb Wilcox

Proxys: 12

Thank you for Janet and Tom Quinn for offering their home for the meeting. Self introduction of members present.

2017 annual meeting minutes approved.

Helen McLeman and Janet Quinn volunteered to serve as Class B Directors for 2018 and 2019, unanimously approved.

OLA updated Articles of Incorporation, By-laws, and Covenants were approved by over the two thirds required by the By-laws, prior to the meeting. A discussion of the process to move forward was held. Main concern addressed was the need for the amended documents to meet legal and Colorado legislation.

A vote to approve the updates passed. The Directors will ask for "flat fee" bids from Homeowner Assn. law firms to affirm that the documents conform to present laws and legislation.

Tree committee plans were presented by Iain McLeman. The committee will meet with individual property owners this summer and using the tree inventory forms used in the past focus on which trees will be thinned out to help with fire mitigation and safe egress in case of uncontained fire. Emails and forms will be mailed this spring. Committee members will also discuss pine beetle, dwarf mistletoe, and thistle when meeting with home owners.

The Fire Marshall will be asked to come and look at the Pembroke's property with the antenna wire strewn through the trees. He will also be asked for advice on the fire mitigation along our roads as it concerns allocating firefighting resources to our one way in, one way out neighborhood.

Social Committee events were presented by Kim Cox. The summer picnic was enjoyed, a thanks to Kelli and Greg Anderson for hosting. The December progressive dinner started at Laura and Dave Sapienza's home, then to Sue and Dick Phelps, and finished at the Quinn's for deserts. Other neighbors are asked to please consider hosting next year. Kim asked people that have an

interest to head up other Overlook activities this year like a golf day, skiing get together, bowling night, etc. All it would require is to pick a time and place, a mass email, and then who can show up gets to enjoy time with some neighbors. Let Kim know and she can have members on the Social Committee help with a poster and some phone calls.

The OLA website is in place [www.youoverlook.info](http://www.youoverlook.info) , it is not interactive, but a place that documents and information can be placed like these minutes, By-laws, forestry information, etc. For those interested you can hover over documents and select Draft Versions to see the current progress on our document update as well as the Colorado Common Ownership Interest Act that we will comply with. If you have content please send it to Iain at [iain@mclemans.com](mailto:iain@mclemans.com)

The Architectural Committee is going to update the Design Consideration Guidelines to put more emphasis on remodel versus new construction. The impact on neighbors will be of primary importance.

Gate is experiencing sensor malfunctions. Doug Townsend explained the high cost of replacing the inroad sensors. He will investigate and inform the Directors, and they will decide on allocating road funds to insure the Gate works properly. Doug asked that he be given at least 48 hours notice for periods a neighbor wants the gate kept open.

Trash Roll off will be in place 10 days over the memorial weekend. It is important that no trees, only branches 3 feet in length maximum, be placed in the container to keep it from filling up prematurely.

The 2017 budget results were presented, we are in the black. The 2018 budget will be unchanged and was approved by vote. The roads were crack sealed last year and are in good shape. There is money to chip seal in future years. Any replacement when necessary will be done in sections since it will be extremely expensive.

It was voted to increase the dues by \$2.50 per quarter to \$265 and be paid bi-annually (twice a year at \$530) starting this June.

The 2018 annual meeting was adjourned.

Food, beverage, and social enjoyment followed.

Thank you, Janet and Tom.

Thank you to Heather Townsend for taking the minutes.