

Feb 11, 2020 OLA Meeting Notes

Betsy Hoke (Vice President) brought the meeting to order at 7:10 pm at Carol Kresge's home

In attendance: Vicki Ascher, Kim Cox, Amber Fehr, Betsy Hoke, Carol Kresge, Leslie Lindstrom, Helen McLeman, Iain McLeman, Kevin Narans, Lurie Nassau, Joanne Pearson, Janet Quinn, Tom Quinn, Charlotta Scott, Tucker Scott, Dawn Vilims, Gladys Vogel, Maggie Wilcox, Caleb Wilcox, Margie Wurster, and John Wurster.

The minutes from 2019 were approved.

Helen McLeman volunteered and was elected to another 2 year term as a class "A" Director. Betsy Hoke volunteered for a class "A" Director and was elected. The two Directors selected John Lindstrom to fill the remaining one year of Kelli Andersons class "B" Director position.

Betsy introduced the board selected officers, President Charlotta Scott, Vice President Andreas Vogel, and Secretary Tucker Scott, and handed the meeting over to the new President.

Iain mentioned the neighborhood website www.youroverlook.info and reminded anyone with nice photos from the neighborhood to email those to him, especially any with animals. Also, the group email list is members@youroverlook.info and this is an easy way to blast-email everyone in the Overlook.

The Gate

Iain gave an update on the new gate, which is working well. It is a simpler design and should have a much shorter down time in the event of lightning strikes.

The gate should remain closed except for weekday commuting/contractor hours of 7-9am and 4-6pm when the gates are programmed to remain open because of the heavier traffic swinging the gate open and closed repeatedly.

There is a console between the gates which has 1) a button to manually open the gate one time, and 2) a switch that will open the gate and leave it in an open position. If you use the switch to open it, make sure to switch it back when done.

Charlotta, Andreas and Iain have some single button remotes (one per household) if anyone needs one. Alternatively, the dual button KLIK3U remotes bought at Home Depot/Amazon will also work, and can be used to program "home link" systems in your car. Contact Iain, John, or Andreas for the programming procedure for these remotes.

OLA Document pamphlets

Helen McLeman has been putting together professional style plastic covered spiraled pamphlets that contain the OLA Articles, Bylaws, Covenants, Policies and Design Review Guide Lines. She handed out about a dozen and will continue to put them together as Members request them. We will ask that you pass them on to the new owners when you sell your home. Contact Helen to be in line as she has them available. Thank you Helen.

Covenant Awareness Letter Implementation

A letter and form has been created that will be used to inform Members when their attention needs to be drawn to a Covenant that needs to be addressed. The letter will only be sent out when all three Directors agree that a Covenant is not being followed. Because of the changes in updated Documents some might not be aware of new items like Article V Section 2 (g) Home security system warning signs may be placed at the home but not at the road. Or expanded (h) dealing with pets. Or (r) dealing with antennas. A copy of the letter and form will be attached.

Plowing

Dawn requested that the plow guy (Rick Larson) widen out the plowed road a bit as it can be difficult to pass another car in some spots. Rick can be contacted directly at 303 941-9029. Rick Larson sands the area exiting the gate, but anyone that can take the time when it is slick, please toss scoopfuls of sand from the container on the island.

Fire Mitigation

Raule Nemer and Janet Quinn went to the Evergreen Fire Mitigation meeting in December 2019. Janet came away with 2 main points:

- 1) Our forest in the Overlook is unhealthy, too much mistletoe, beetles, and dry grasses, and the forest in some spots is overgrown.
- 2) If our goal is to save lives (and all agreed that's the priority) then we should devote immediate attention to making sure each escape route is fire-ready; that entails cutting back trees and branches at least 15 feet from the road sides so that they are passable even during a forest fire.

There was agreement that this is a community issue and therefore a common budget for some items makes sense; there was some discussion about equal split by household or allocation based on amount of work per property. The Community Wildfire Protection Implementation Plan (CWPIP) team will discuss this further.

Emergency crews might not come into our neighborhood, if there is a forest fire, because we do not yet have fire-ready ingress/egress/turnaround capability.

Janet/Tom will get bids/estimates on 1) how much it would cost to get the roads fire-safe, and 2) work done on individual properties.

Janet said the fire is likely to come from the west driven by wind and that embers can travel up to a mile. Gladys also mentioned that a general rule of thumb is to have a plan to be ready to leave your house within 3 minutes.

Helen noted that "Splintered Forest" removes trees and charges \$3000 a day for non-stop tree removal.

Some suggested having a fire expert come through marking which trees on each property should be cut down; apparently this might be a free benefit offered by the Evergreen fire service.

A suggestion was made to make sure the trees are cut back from the power lines, this has been an issue in the recent California fires.

The Scotts at 3731 Overlook Trail (last house) have cleared the old graded dirt road of trees and it is now passable by 4WD vehicles in the event of fire. There is an unlocked gate at the base of the property which can be opened manually in an emergency. This road connects down to Upper Bear Creek.

Thank you for returning the surveys on priorities for the Overlook to pursue in fire mitigation. The CWPIP team will be including that into our customized portion of the Woods/Overlook Community Wildfire Protection Implementation Plan. We still have a few Homeowners we need to return the commitment level questionnaire (attached).

Social Committee

Kim Cox mentioned that the social committee is looking to organize a few events, including perhaps skiing at Loveland, bowling at Wild Game, and/or dinner/cocktails in the neighborhood. Amber offered to help and noted her extensive party experience. Gladys offered to host a yearly neighborhood party, perhaps with a theme. Please contact Kim or Fayeane Hoening if you have ideas you would like to follow up on.

Budget

Kevin reviewed the budget, the \$15,627 negative variance in the 2019 budget vs plan was related to replacing the gate (\$15k) and to an overage on attorneys' fees (\$2k).

We upped the annual budget by \$1000 for the coming year to cover a second "roll off" dumpster, which will be available for 10 days around Memorial Day, as well as the re-painting of neighborhood street signs.

Islands

Helen, our islands specialist, reported that the Island committee cleaned up and planted hardy, elk-resistant, low-maintenance varieties in each of the islands. She expects there may be some weeding required, and if we get a long spell of dry weather, perhaps some watering. Kevin contributed a water tank on wheels that we will need to hire a teenager to operate at the 4 islands when necessary. There was general appreciation for how good the islands look.

USPS Delivery Issues

The consensus was that the US Postal Service has been dropping the ball with delivery, leaving packages under the mailboxes or next to trash bins on trash day or not at all. The underlying cause is huge employee turnover at the Evergreen post office and the subsequent use of temporary workers from out of state as a stop-gap measure. Gladys floated an idea to build a lockable "package hut" - using Andreas' woodworking skills - where packages could be left/picked up near the gate. The Directors and Officers will be discussing this issue since the popularity of mail order has overloaded our four parcel boxes.

The meeting was adjourned at 9 pm.

Overlook Secretary Tucker Scott

