

## **Overlook Landowners Association 2022 Annual Members Meeting**

**February 24, 2022**

- 1.- Tim Zaleski opened the meeting at 6pm with Members self-introductions (Members – 20 attended, with 10 additional on “zoom”)
- 2.- 2021 Minutes were approved.
- 3.- Financial report for 2021 was given- Proposed 2022 operating budget has no significant changes and was approved unanimously. Kevin Narans also presented the 10 year projection budget that is adequately funded.
- 4.- Two class “A” Director positions were up for election: John Hooning and Dawn Vilhims volunteered, and Betsy Hoke volunteered for re-election. John Hooning and Betsy Hoke were elected to serve the two-year terms.
- 5.- The Directors announced that Iain McLeman was selected to serve as Vice President. Discussion took place on whether there should be a maximum time that a volunteer could serve as a Director or Officer to get a more “balanced” leadership. It was noted that there is not a lot of volunteers available and there has been a steady turnover of both (4 Presidents, 5 Vice Presidents, 7 Directors in the last 7 years).
- 6.- John Lindstrom reviewed Covenant compliance. 7 issues in 2020 (signs and antenna resolved) , 1 issue in 2021 ( camper- now resolved). John discussed four of the biggest negative results of Members not following the Covenants.

1.- Volunteers must give up personal time to deal with unpleasant enforcement issues, no one likes confrontation, volunteers are hard enough to recruit.

2.- If normal Covenant process is not followed friends can become enemies.

3.- Some Members can start to distrust the Association process and the intentions of the volunteers.

4.- At \$ 325.00/Hour attorney fees plus court cost, litigation can deplete the Overlook funds or require assessments. To avoid this if you become aware of any projects being started please, if you are comfortable with talking to the neighbor talk about the Design Review process or check with DRC to see if an application has been submitted.

There was some discussion by a few neighbors whether they had approved the OLA Documents update in 2019. Updating the Documents was addresses in every Annual meeting since 2016 (minutes available at [youroverlook.info](http://youroverlook.info)). After the multi-year rewrite of the Articles, Bylaws, and Covenants with our HOA Attorney, all Members of

the Association returned signed ballots, there were no votes “against”, and Documents were recorded August 5<sup>th</sup>, 2019 with the County.

There was discussion with some of the Members on communication not being open to inform all the Members work was being done to expand the Design Review Guidelines. Some Members felt the Guidelines were too restrictive. The yearlong effort, brought on by the problems of previous building projects, was taken on by the DRC Members and some of the Directors and Officers. It was agreed that communication to all of the Members of the ongoing Guidelines revision could have been made prior to a draft being put together for Members participation in finalizing. Specific input was requested from the Members as the proposed Guidelines were being finalized and are still welcomed. It was suggested that we have a mid-year meeting to talk about ongoing OLA business, possibly followed by a social event.

The Vilims wanted to go “on record” that they did not remember voting for the OLA Documents update of 2019 and were not in favor of the present form of the revision to the Guidelines. They believed that the new Guidelines might be more prone to litigation and they should not be held responsible for any OLA assessments for legal fees.

#### 7. - DRC report

On behalf of the DRC John Elkins reviewed the history and the process of changing the Design Review Guidelines that had been in place since 1982. In 2019 the DRC was reconstituted and charged by the Directors with creating guidelines that would conform to the recently changed Covenants and By Laws. In 2021 there were 7 applications to the DRC. Five were approved, (one approved with conditions), one was additional information required and one was denied.

Three of the applications submitted in 2021 required substantial work on behalf of the DRC. The changing nature of applications indicated that DRC Guidelines were not detailed enough as residents sought to engage in significant construction and remodeling projects and that further detail would be beneficial for both the Members and the DRC.

A revised set of Guidelines were discussed and commented upon. Some residents had submitted input via email in advance of the meeting. The Membership was asked to submit any further comments by March 8<sup>th</sup>

8.-Community Wildfire Protection - Tom Quinn provided a review of fire mitigation actions. Over past several months John Lindstrom and Tom have attended several community fire prevention and mitigation action meetings sponsored by the Evergreen Fire Department. The purpose of the meetings was to assist neighborhoods in the Evergreen area in education and organization of fire prevention activities. In 2022, the OLA will present opportunities for fire mitigation assessments for Homeowners in the Overlook from the Evergreen Fire Department. The EFPD hopes to be able to provide opportunities for more curbside chipping this summer.

9.- Overlook Document Binder- Members with binders will be asked to return them so the revised DRC Guidelines can be inserted when completed. Updated binders will be available to Members that did not receive them previously.

10.- Fyenne Hoening gave a Social Committee update and gave a hand-out (attached) with over a dozen suggestions that a Member could volunteer to organize with the Committee's help.

11.- New Business - none presented

12.- Old Business - none presented

13.- Adjournment

Respectfully submitted,

Tracy Zaleski