

OVERLOOK LANDOWNERS' ASSOCIATION ANNUAL MEMBERS MEETING

February 15, 2024- Buchanan Rec Center 6:00-8:00pm

1. The meeting was called to order at 6:07pm by Iain McLeman (acting President) who was filling in for Carol Kresge who has been absent, and stepped down from her role as President, due to family obligations.
2. Fayanne Hooning (Secretary) confirmed that the meeting was quorate.
3. **Approval of the Minutes** from 2023 meeting, Tom Quin proposed and all approved.
4. **Financial Report** was presented by Amber Kraemer- current dues are \$ 891.00 semi-annually- all members are paid up. Dues for 2024 will remain the same. Amber is working so that dues may be paid using Zelle. Amber thanked board member John Hooning for getting the Vanguard Capital Improvement Fund Set up. This year The Overlook earned 8K in interest and is projected to earn 12K in 2024. We need to give thought to what we will be spending money on in the next 5 years. The Capital Fund will have 277K in the beginning of the year and are hoping to have 300K+ by the end of 2024. The 2024 Budget is attached for reference.
5. **President Selection.** Amber Kraemer expressed interest, and the Board appointed her as our new president. Carol Kresge was thanked for all her hard work and dedication to the homeowners. There was a question about the propriety of one person holding the positions of Treasurer and President: Iain stated that the Directors believe this is OK as a Director must sign off all expenditures from the account. Iain will return to his role as Vice-President.
6. **Director Elections.** John Hooning's term ended, and he is being replaced by Janet Quinn- she was approved with no objections. Iain's term was also ending however, as no other candidates put their names forward, he has agreed to remain on another term. Both were elected as Class "A" directors for a 2-year period.
7. **Trash Collection-** this was a hot topic this year with issues arising with Shirley Septic not going to all the homes due to bigger trucks. Rich Milling spent a good amount of time and came up with a solution. We will now have trash pick up 7:00am on Thursday morning. Shirley septic will come down with smaller trucks and should be able to get to every house. Josh, a Shirley Septic owner, did say the trashmen will not pick up items left outside the receptacle- and the smaller trucks should result in less spillage on the road.
8. **Recycling.** Along with Josh, Deb Sandler gave a presentation on the new rules of recycling. Her contact information and the types of plastics allowed are included in the attachments (and website). Glass is no longer recycled but can be brought to the recycle center behind King Soopers.

9. **Capital/Road Committee Update.** John Hooning had engaged with Foothills Paving back in September 2023 to come out and analyze our roads. Overall, they are in good shape, and they recommended we do the crack filling in the spring. We do have 7K in the budget for that. It was also noted that the worst-case scenario for redoing the roads would cost around 550K. They also recommend not doing major work until all the home projects were completed in the Overlook.
10. **Gates-** Our old company who maintained the gates has gone out of business. We have found a new company who made an initial repair, and we have quotes to address some issues like providing general maintenance and upgrades, having the gate open wider/higher and getting new remotes. It was also mentioned that it might be time to change the visitor entry code.
11. **Mail and Mailboxes-** This continues to be an issue for The Overlook as well as many Evergreen residents. Packages are being delivered to the wrong houses or just left at the bottom of the mailboxes out in the elements. John Hooning did find a USPS approved parcel box. (Included in attachments). Iain replaced the light above the mailbox's, which is much appreciated.
12. **Design Review Committee Report-** John Elkins advised at the meeting that he will be stepping back in his role on the DRC. Jay Kraemer will be joining the DRC committee. John Elkins provided a written summary of the current projects and their estimated completion dates. (Included in attachments.) He read the report at the meeting. Dr. Homer Turner, who was attending via Zoom did speak up and say he was very disappointed by the DRC and BOD about the secondary garage and it being in his view from his kitchen deck. He stated that the garage impacts his view and despite several letters to the DRC he was not engaged in the process. He feels that the approval decision was made without taking into consideration his input. Iain requested a follow-up meeting with them to understand their concerns.
13. **Wildfire Protection and Noxious Weed Update-** Tom Quinn announced that David Sapienza had joined the committee. Tom passed out a wonderful handout (included in attachments) sponsored by the Evergreen Fire Dept. He suggested that we should all subscribe to this informative newsletter. This spring we will again get a dumpster to remove all slash from our properties. Tom said we can make appointments on the fire department website, and they will come out and do an analysis on your individual property. Janet Quinn next presented us with a handout with the most common Noxious Weeds seen in the Overlook (included in attachments.) Janet told us the importance of keeping these under control as they affect the whole ecosystem. The upkeep is the responsibility of the homeowner. There are actual bugs that can be purchased and used to help control the weeds. Janet offered her assistance if anyone had any questions.

14. Any other business:

- a. Iain has set up Goggle Drives for central storage of documents and we will be scanning quotes and important paperwork and uploading. Anyone with relevant documents, such as contracts, quotes, etc. was asked to forward them to Iain or Fayanne.
- b. We talked about updating the landscaping of islands and possibly professional decorations during the holidays.
- c. Amber mentioned that she will be reaching out to see what committees' people are interested in.

15. Meeting adjourned at 7:45pm.

Minutes recorded by -Fayanne Hooning, Secretary.