



verlook

Home Owners Association

Overlook Village

Overlook at Qualchan

Overlook at Qualchan HOA - Board of Directors Meeting

MINUTES

01/12/2023

3:00pm

Via WEB Properties Zoom:

<https://us02web.zoom.us/j/88225288103?pwd=RWFrTzBBVmF2dDN4R1Njc3N4MzVLQT09>

A. Welcome and Introductions

- a. Board Members: Liz Legg, Mike Bafigo, Joe Vallorano, Bob McVicars
- b. WEB Properties: Bill Butler, Emily Amsbaugh, Lauri Liptac
- c. Homeowners: None

Board Quorum Established

B. Reports of Officers

- a. President's Report –

C. Reports of Committees

a. ARC/Grounds -

- i. 5112 S Jordan (Oberemok) – Sent 3rd Infraction Notice on 12/19/22, charged a \$50 fine.
- ii. 5030 and 5022 Lincoln Way (Black Construction) – Sent first infraction notice on 12/19/22. Emily also called Spokane Code Enforcement and reported both 5030 Lincoln Way & 5112 S Jordan. Black Construction emailed Emily back and said they would move everything from the sidewalk once the weather permits.

b. Financial

i. Receivables - Lien notice updates

1. 5120 S Menaul – Bill Spoke about lien and money judgement options?
2. The Board would like delinquencies on the next agenda to discuss.
 - a. Klaus
 - b. Brown
3. WEB will follow up on liens

- c. 501 W Willapa Encroachment Issue – Bill was given direction from the Board to sign and send the engagement letter in order to deal with the encroachment and lien

D. Election of Board Members, as Necessary – Emily reached out to Adam Sweet & Kyle Strohmaier in late November asking them if they would be interested in being on the Board.



Adam responded via email and said “happy to help.” Emily responded asking if he would send in a short bio and he never responded.

E. Unfinished Business

a. Landscaping -

i. Hillside Maintenance by Homeowners & Block Party. Will pick up in the Spring

b. Upper Bolan Truck Camper on street needs notice. -WEB served the 1st infraction notice on 12/07/22 as well as gave it to the renters in person. Emily drove by and followed up the following week and the camper was moved into the driveway.

F. New Business

1. 2023 Budget Draft – Add Audit \$15K and \$2K in Legal. Board approved with changes.
2. Speed limit signs available on Amazon Joe to update with pictures.
3. Foster Garvey Engagement See C. c.
4. Move extra operating funds to CD. WEB to update next meeting.

G. Adjournment –