

Overlook Home-Owners Association

Meeting Agenda

Date: April 25, 2019

Time: 6:00 PM

Location: Yoke's conference Room ~ Latah Creek

1. March Financials:

After some discussion and review the March financials were approved as posted.

Operating Acct.	\$67,477
Reserve Acct.	\$26,557
Savings Acct.	<u>\$15,048</u>
Total	\$109,078

2. Bolan Parking Enforcement: A number of homeowners, on both lower and upper Bolan, have been parking in the private driveway causing garbage trucks to swing out around the parked vehicles resulting in the breakdown of the driveway's outer edges. The board agreed to send a notice out to "all" the Bolan homeowners explaining the problem in hopes we will get 100% cooperation. In the meantime, the Board will ask WEB to post "No Parking" for all to see. The CCR's points out that all homeowners are to park in their own home driveways and not on the common driveway, used by both public and emergency vehicles. The Board will address the result at our next meeting.

3. Bolan Street Repair Bids: As discussed in pervious meetings the Board has discussed the need for private road/driveway repairs on both Upper and Lower Bolan. As such the board has been engaged in the bidding process in order to present to the homeowners on both Bolan's what their individual contributions might be. As per the Spokane County "Scout Reports," the actual property for each lot on (both) Bolan's includes the private driveways. Once the bids are collected the Board will discuss the proper process to use in seeking fair share contributions from each homeowner.

4. **Bolan Drainage Project:** Dundee has informed the Board that the expected start date for the project will be mid-June. The late winter (Feb. snow fall) has pushed back all projects by 30 days.
5. **Private Drive meetings:** After some discussion the Board determined that the private drive meeting for paving will be held on July 16th for Upper Bolan and July 17th for Lower Bolan. Mike Durgan, Mike Bafigo, and Joe Vallorano will represent the Board at each meeting. Mike Durgan agreed to put together the agenda for each session.
6. **Easement Request:** Mike Durgan followed up from the March meeting to tell the Board that he had spoken to Jamie Eggink regarding her easement request. Jamie had discovered that her fence line, is encroaching into the HOA's common area. An encroachment she inherited from the properties, pervious owner. Mike had shared with Jamie that Board was comfortable with the encroachment however there would have to be a letter of agreement put in place (as a record) of our permission to use the common area. In addition, Jamie has agreed to cover all costs related to said agreement that the city or county may require for a new property filing.
7. **Adjournment:** With additional agenda items or new business an adjournment was called and seconded and the meeting was adjourned at 7:50 PM.