



OVERLOOK HOMEOWNERS' ASSOCIATION  
2023 ANNUAL MEETING  
May 11, 2023 6:00 p.m.  
St. John's Lutheran Church  
5810 South Meadowlane Rd.

**Minutes:**

Mike Bafigo, HOA President Called the meeting to order @ 6:00pm

- Introduction of Board Members was made – Mike Bafigo, Bob McVicars, Marianne Muzio & Joe Vallorano
  - Established a Board Quorum
- Introduction of WEB Properties – Bill Butler, Holly Waggoner, Lauri Atchison
- Introduce Homeowners – see attached sign in sheet – 9 homes represented and 2 proxy ballots.
  - No Homeowner Quorum Established

2022

- Financial Update (WEB Properties)
  - 2022
    - Income – \$143,562.70
    - Expense - \$170,173.25
      - NOI – (\$26,610.55)
      - Transfers to Reserves - \$14,698.61
      - Transfers to Operating from Reserves - \$48,583.59
    - NOI – (\$26,610.55)
  - Account Balances Ending 2022
    - Operating               \$42,893.01
    - Reserves                \$61,681.06
    - Savings                 \$15,120.83

2023 HOA Budget Ratification

- The 2023 HOA Budget has been approved by the Board.
- Q & A – Questions were asked about homes on Lincoln, what are they charged for? Snow? Utilities? Etc? The answer was dependent on which part of Lincoln one lives. Some pay for streets others for utilities.



- No Vote was taken as a quorum was not reached; the budget is approved.

#### 2022 HOA Financials Audit

- Q & A
- No Vote was taken as a quorum was not reached.
- WEB will send out Audit ballots & proxies again and schedule a meeting just for an Audit vote.

#### 2020 Reserve Study

- WEB Properties, Inc. will engage Criterium-Pfaff Engineers, the same firm that did the previous Reserve Study, to conduct an updated Reserve Study this year.
- Discussion of shortfall for private roads
- The Board plans to have individual meetings per private road after the new Reserve Study is completed.

#### Bob McVicars

- Update on Neighborhood Development and Infrastructure – A 160-unit home development with 40'-50' lots, so small lots, is planned and is currently being reviewed.
- There is concern about the condition of roads, routes in and out and that Latah Valley is lacking a Fire Station. With the number of homes and the risk of fire, a station is needed in this area.
- Impact fees have been paid by developers for infrastructure improvements and not sure where those funds went.
- 6 HOA's are banding together to make Qualchan Drive repairs a priority before any development is allowed.

#### Annual Neighborhood Ice Cream Social

- May 20th at the park on Bolan – Liz Legg

#### Questions from the floor:

Joe motioned to adjourn the meeting and Marianne seconded, Mike Bafigo adjourned the meeting at 7:00pm.