



## Overlook at Qualchan HOA - Board of Directors Meeting

### MINUTES

08/31/2023 3:00pm

Via WEB Properties Zoom:

<https://us02web.zoom.us/j/85390359453?pwd=UWdFaE8zWGhIR0toaGZBSGdZbU5FQT09>

#### A. Welcome and Introductions

- a. Board Members: Mike Bafigo, Bob McVicars, Marianne Muzio
- b. WEB Properties: Bill Butler, Lauri Atchison
- c. Homeowners: None

Board Quorum Established - Yes

#### B. Reports of Officers

##### a. President's Report

- i. Speed signs – sign needs straightened in front of 1205 W Bolan Ave
- ii. Houses that are not complete – 2 on Jordan and 2 on Lincoln
- iii. There have been complaints about the letter sent out from the Board with accusations of being political, the Board did not intend it to be political, but rather informative.

#### C. Reports of Committees

- a. ARC – Nothing this last month
- b. Financial

- i. Receivables – Browns – 5208 Jordan paid in full.
- ii. Receivables - Stanley's Agreement– paying on time - \$3,828.44 balance.
- iii. One other delinquency the Board will review at the end of the year if not paid.
- iv. NOI – Up nearly \$40K Budget Comparison Report.

#### D. Unfinished Business

- a. Parking Menaul Court Access Road to Swale – The Fire Dept will not come out. They do not use that access as there are no structures in the swale.
- b. Common Area Tree Jordan Lane – C&C bid to prune the tree was approved. WEB will schedule C&C.
- c. C&C bid to remove the tree on Menaul Ct was also approved. WEB will schedule C&C.
- d. Black Construction issues. Lincoln Way Private Drive/Anton Court – Parking an issue. There are 2 homes under construction.



- e. Neighboring HOA Group Report on latest email
  - i. The plan is to start up on Talon Ridge near Eagle Ridge and build 20 homes starting in the Fall '24. It will be 2-3 years before they will be down to Bolan, so it will be 2026 before traffic will be traveling on Bolan from that development.
  - ii. Homes being built are nice high-end homes, not duplexes or tri-plex's.
  - iii. A 4<sup>th</sup> reservoir is going to be built in the area.
  - iv. It was noted that the park on Bolan water is tied into the home across the street and it runs across in front of the barricades. The developer will have to account for this.
- f. 501 W Willapa Encroachment Issue – cleanup & Attorney update.
  - i. Pete would like to meet with Bill and David Eash the attorney to discuss. Bill and David will meet with him and listen to his requests.
  - ii. It was discussed that if the HOA lets him use the Common Area space at all, there should be a Use Agreement recorded with the county that terminates at the sale of the property and must be removed at sale of property.
- g. Audit Vote Meeting results – Meeting was on 8/7/23, needed 33 votes, received 34 votes. 31 to waive the audit and 3 to have the audit. The audit of the 2022 financials is waived.

#### E. New Business

- a. Reserve Study – Bill received it and will distribute it out to the Board next week.
- b. Set next Board meeting date – Sept 21<sup>st</sup> @ 3pm
- c. Set date for reserve study review - Bill will schedule that for next month. He recommended a lunch meeting for a couple hours minimum.
- d. Other new business.
  - i. Lincoln Way Building – dirt was being dumped and boulders were falling down to Jordan Ln. Bill will contact Josh Taylor, Falcon Point Group, HRH Holdings
  - ii. Lincoln Way Weed clean up – Board approved WEB sending 2 maintenance employees to weed whip up to Overlook HOA property line.

#### F. Adjournment at 5:15pm