



Overlook at Qualchan HOA - Board of Directors Meeting

MINUTES

09/21/2023 3:00pm

<https://us02web.zoom.us/j/82945716946?pwd=aFQ0UDhmbmJFVThXaTJDQUlaR0JQQT09>

A. Welcome and Introductions

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

Board Quorum Established – Yes

8/31/23 Board Meeting Minutes Approval – No changes, approved as typed.

B. Reports of Officers

- a. President's Report – Reserve Study Meeting & Persimmon Wood Drainage Meeting which will be covered later in the meeting.

C. Reports of Committees

- a. ARC – Nothing to report.

D. Unfinished Business

- a. Board Reserve Study review – 9/25/23 11:30AM – Meeting will be held at Mike Bafigo's house.
 - i. Fannie Mae & Freddie Mac blacklist – have blacklisted approximately 1,900 HOA's to date.
 - ii. 3 factors they look at - Updated Reserve Study, Adequate Reserves, Following Reserve Study recommendations.
 - iii. This will affect all homeowners significantly, there will be increases. The Board will meet to discuss the best course of action for the HOA.
- b. Neighboring HOA Group Report on latest email – Bob McVicars went to the most recent meeting and the hearing. There were 3 people from this area in attendance - Molly Marshall from Latah, Ryan Curry from Talon Ridge and Bob McVicars.
 - i. Qualchan drive got the most attention. Bob, Dave Black and others testified about how bad Qualchan Drive is. The development is going to happen. They didn't address the Fire Department, fire station issue. Bob said that the best bet is to talk to our City Council members about the need. City officials testified that they have adequate water for 20 homes, then a new water line and water reservoir must be in place before more homes can be built.
 - ii. 2-3 years before anything happens at the end of Bolan.



- c. 501 W Willapa Encroachment Issue – cleanup & Attorney update. David Eash, Pete Johnson and Bill Butler were to meet to discuss what Pete would like to propose for continued use. A meeting hopefully will be scheduled in the next few weeks.
 - i. Bob commented that he believes we will be violating the CC&R's if we allow Pete to keep the greenhouse in the common area. We are setting a precedence and how do we say no to the next person that wants to build something in the common area.
- d. Persimmon Wood drainage meeting update – Common area below W Qualchan Ln / Persimmon Ln. In attendance were Qualchan Place (2), Persimmon (4), Qualchan (1), and Overlook (3). Persimmon Woods never joined the drainage districts.
 - i. Kip Lane is caving in below W Qualchan Ln and the sidewalk is also caving in.
 - ii. The collection area between W Qualchan Ln and Kip Ln has failed and is not collecting water - needs repaired.
 - iii. Persimmon Woods is not asking for other HOA's to repair the street, they are asking for the neighboring HOA's to fix the area that has failed between W Qualchan Ln and Kip Ln.
 - iv. Another issue is that 2 homes in Persimmon Woods have springs on their property and are allowing their drainage to drain into the area between W Qualchan Ln and Kip Ln.
 - v. Joint Drainage for Qualchan Areas – Drainage Districts run pretty true to HOA's
 - 1. Amendment 1 in 2002 – 2. DRAINAGE DISTRICTS "...Costs and Expenses from each Drainage District shall be assessed to all subdivision lots within that Drainage District that are a part of this agreement."
 - 2. Bob has reviewed and concluded that Qualchan Place District is responsible.
 - 3. Bolan drainage issue that Overlook had a few years ago, was Overlook responsibility and Overlook HOA paid for the repair completely.
 - vi. Mike Bafigo suggested that our attorney look at the agreement and give legal counsel. Bill would recommend Bill Lenz who is a land use attorney.
 - vii. Bob McVicars suggested we send a letter from our HOA 1st explaining that from the agreement we do not have any responsibility or obligation to pay for this repair because of the location of the problem. Bill will draft a letter and send it to the Board for review.

E. New Business

- a. Set the next board meeting date – October 26th 3pm via Zoom. WEB will send out an invitation to the Board.
- b. Other new business –
 - i. Dead Trees - Mike Bafigo – pointed out the dead tree in the alley that needs taken care of. Liz Legg brought up the dead tree on lower Bolan. Bill explained that it will be removed in a few weeks, also Menaul Ct tree by lift station will be



cut down. Jordan Lane tree will be trimmed at the same time. The lady across the street from 5107 S Menaul Ct has not had her tree cut down yet. She said her grandson can take care of it, but we haven't heard anything regarding the tree lately. WEB will contact the homeowner to see when action will be taken on this.

- c. Neighbors Tree – possible endangerment – Large Pine Tree leaning.
 - i. Bill suggested Joe reach out to his insurance agent to see if they agree with the assessment that if you or the HOA reaches out to the homeowner regarding the concern about the leaning tree possibly causing damage to other homes in a windstorm then it will be the homeowner's responsibility.
 - ii. It was suggested that Joe send a certified letter to the homeowner with the leaning tree concern at the corner of Willapa and Menaul.
 - iii. Liz is worried about the HOA getting involved and then what liability we are taking on as an HOA. Bob agreed that Joe should send a letter to the homeowner if he has the concern. Joe said that it could also land on the HOA. An arborist and tree specialist looked at all trees, said the one tree is the concern. Joe will send a certified letter to the homeowner.
- d. Black's homes on Lincoln – 2 homes, once you start you have a year to build, they have been building for 18 months. WEB will look up when permits were granted on the homes and send them a letter. The letter will state the CC&R's and ask what their plan is?
- e. Bankrupt home on Jordan – 2 homes on Jordan that are not finished – Bill would suggest that WEB maintenance pick up the materials put them in the concrete foundations. Bill will look at the CC&R's but believes that we have a right to enter property and clean it up and charge the cost back to the owner. We have not heard anything about the bankruptcy, but WEB will follow up.

D. Adjournment – 4:33 pm