

Overlook HOA Board Meeting

Date: April 29, 2021

Time: 1:00 – 2:30 PM

Location: Zoom Call

1. Board Election / Pete Johnson update:

Ron White/WEB shared with the board that there were requests from homeowners wanting information on the two new candidates, Blaine Plumeau or Liz Legg. They simply did not know of them. It was suggested that a short Bio as to why they are wanting to serve and how long they have been in the HOA. The Board agree with the request and Ron will be asking both Liz and Blaine to respond in kind.

2. Fire Sign update – Ron White shared that Tom from WEB maintenance had found out upon ordering the new sign supplies that the (Building) prices had increase just since the January. There were also some spec questions. Tom didn't feel it appropriate to move ahead without first informing the Board. Mike D. and Ron agreed to meet with Tom next week to finalize the cost issues and the spec questions.

3. Private Road maintenance: Mike D. shared that he had contacted C&H Asphalt, once again to schedule the cost estimate/bidding for the crack repairs on all of the HOA's six (6) private roads...no reply. With that Ron White/WEB has provided another provider for Mike D. to follow up with next week.

Update Today April 30, 2021 Mike call C&H again for an update and the office manger said, "We/I am typing up the bids as we speak." Mike was informed that C&H had conducted the estimates earlier this week. This maybe unfortunate in that Mike D. had asked to accompany C&H on each of the private roads during the inspection/estimates. This was to be along with homeowners from each road. This was to ensure that all parties on each street understood the details surrounding the costs and required repairs.

- 4. HOA / ACR Allowable Fences Rules:** The HOA ACR rules state that the only approved fencing around homeowner's property is to be vinyl. That said the HOA has a wide array of fencing, from wood, to Vinyl, chain link, and rod iron. The truth be told in the past there has not been a real strong enforcement of the vinyl fence rules. This Board has tried to enforce the vinyl fence rule, but it has been a challenge.

As a result, and after much discussion the board has adopted the following new rules regarding the construction and maintenance of homeowner fences.

- All new construction of fencing must first be approved by the HOA Architectural Review Committee (ARC).
- The Allowed fencing for all new construction is to be either Vinyl or Vinyl Coated (black) Chain Link.

- All existing fencing of any type must be maintained to conform with reasonable resaleable values and HOA standards.
- Any replacement and/or additions to existing fences must match the already in place original design.

5. Gibson Drain Ditch Update: Mike D. contacted the Gibson's and they have yet to hear back from their attorney's review of the HOA's proposed easement agreement.

6. Josh Taylor Building update: FYI... Mike Durgan had a conversation with Josh Taylor (HOA developer), and he has (9) nine new houses beginning on the right-hand side coming up Lincoln. A second, further up the hill on Lincoln, on the right-hand side at the curve. And a third, at the end of Anton Court.

7. Adjournment: with no further business Mike D. asked for a motion to adjourn, it was seconded, and the meeting was adjourned at 2:40PM