

Overlook HOA Monthly Meeting
Date: September 30, 2021
Time: 2:30 ~ 4:00 PM
Location: Mike Durgan's Zoom Room

Minutes

Old Business:

- Fire signs update/towing~ Joe Vallerano: Joe shared that Divine Towing, will pay for all of the needed towing signs for the HOA.

Joe also shared that the HOA/neighbors will need to police and report all illegal parking. Meaning any neighbor finding an illegal parked vehicle must first call Divine Towing, Second the reporting neighbor must then wait next to the illegal park vehicle for Divine Towing, to arrive on scene. This is required in order to sign off on the towing request/paperwork. The HOA's copy of the signed towing request, must be then sent, to WEB Properties.

There was a lengthy discussion among the board members regarding not being comfortable reporting on fellow neighbors. The general consensus was neighbors telling on neighbors would create ill will throughout the HOA. The board agreed to think on the matter and to table making any final decision/s at the next meeting.

- Qualchan Estates Update ~ Bob McVicars
- Bolan Dog Park Fence ~ Mike Durgan shared the two bids he was able to secure. Cirrus: \$5,535 and Spokane Fencing: \$5,400. Board agreed that the vinyl fencing was far too expensive and vote on black vinyl chain link.
- Pete Johnson Update ~ Ron White & Mike Durgan: Ron shared with the Board, that after meeting with legal counsel, that the Board was within its rights to have Pete Johnson remove (all) of his belongings from the HOA's common area. As such Mike Durgan agreed to write up a formal letter stating the Boards position, to be sent to Mr. Johnson.
- Neighborhood prowler: request or HOA Cameras ~ Blaine Plumeau:

Blaine requested, and lead, a discussion on the recent "Porch Pirates" incidents in the HOA and the idea of cameras for the HOA to police and

possibly apprehend these thieves. The board members all agreed that porch pirates are indeed a problem not only to Overlook, but across the country. There was then the question of the cost. Blaine shared he has a friend who lives in the Blackwood neighborhood, and they are happy with the camera system they have in place. The Board asked Blaine to look into the cost, and report back to the Board. Bob McVicar expressed concerns of the image it might send to prospective home buyers. Also it was requested that we reach out to the Overlook developer, Josh Taylor, for his input. Blaine agrees to reach out to Taylor. The subject was table until the next meeting.

- Private road repairs: ~ Mike Durgan & Ron White: Mike & Ron are still working on the bid process. Seems that the vendors, all have, plenty of work and are not interested at this time. Ron has another vendor doing work in another HOA that he will reach out to.
- Board office holders for 2022 ~ Mike Durgan. Mike will be leaving the Board at the end of February, having fulfilled his CC&R 4-year commitment. As such Mike wanted the Board to be thinking ahead on filling the President position and others office holders for the 2022 operating year.
- Barking Dogs: Ron White's take on this issue. The CC&R's do have a couple of sections addressing this problem, either implicitly or explicitly.

Section B-5 Nuisances says "No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. That said, Mike Durgan said, "Seems to me Section B-5 would apply to barking dogs." After some discussion it was agreed that the HOA should, first send out a warning notice of the violation of Section B-5, noting possible fines, followed up with a second notice fining the dog owner.

No new business.