



OVERLOOK HOMEOWNERS ASSOCIATION
2020 ANNUAL MEETING
FEBRUARY 25, 2020
Meeting Minutes

Call the meeting to order: Mike Durgan ~ President

2020 HOA Budget Ratification

- Question was asked about increase in management fees. Mike Durgan explained that the Board sought bids in 2019 and WEB Properties offered the best pricing as well as good history with the OL HOA, so a contract was signed.
- Mike Durgan called for the vote.
 - Ron with WEB calculated that the two (2) votes received to reject the budget did not meet the required majority of 71 votes, so the budget was ratified.

2020 HOA Audit Vote

- Ron with WEB explained that state RCW 64.38.045(3) outlines that 67% of a quorum is required to waive an audit (20 votes).
- Mike Durgan called for the vote
 - Ron calculated that only eight (8) votes were received and seven (7) voted to waive the audit.
 - Ron explained that the vote can be held open until a later date in order to receive more votes.
 - The Board asked Ron to send an email to all homeowners asking for more votes to be delivered by April 15, also advising the homeowners that the Board encourages a vote



to waive the audit. This should go out to homeowners by end of this week.

Delinquency Policy Review

- The delinquency policy was delivered to all homeowners. The intent, it was explained, was to remind homeowners of the policy because there are some who have outstanding balances.

Questions from the floor:

- Mike explained to those present that the current policy is to assess a flat fee for snow removal to those that live on private roads (either monthly or quarterly), which will sometimes exceed the annual amount incurred, but other times fall short of the amount incurred, nonetheless likely averaging out over time. Mike Durgan asked Ron for a summary of assessments received and expenses incurred for private road snow removal over the past couple of years so that the Board can reevaluate the policy at the next Board meeting. Ron provided the following analysis following the meeting:
 - In 2017 the HOA collected \$1,440 but incurred \$9,552. These are annual numbers and not seasonal, so that probably accounts for some of the variance around 2016-2017.
 - In 2018 \$16,585 was collected and \$16,340 was incurred.
 - In 2019 \$6,295 was collected and \$2,936 was incurred.
 - In 2020 we budgeted to assess \$10,260 and incur the same amount.
- The Board asked Ron to inquire with the homeowner at 501 W Willapa about a fence that extends beyond the property line. That will be done this week.



- A question was asked about timing of Board meetings. Mike Durgan explained that they are held the last Wednesday of the month.

Mike Durgan adjourned the meeting