



Minutes

Overlook Homeowners Association:
Board Meeting; March 28th, 2019, 6:00 PM
Location: Yokes Conference Room

1. Welcome and Introductions
 - a. Board Members
 - b. WEB Properties representatives
 - c. Owners in attendance

2. Bolan Drainage
 - a. Mike Durgan and Mike Bafigo have walked the project with DunDee and is schedule to meet with C&C next week. DunDee understands the scope of the work and has performed the type of work needed before. We should have a bid by the first week in April 2019.

3. Bolan Parking
 - a. The Board has agreed that new “No Parking” signs are needed. Signs that clearly state that parking offender’s car will be towed. It was also agreed that after the first offence, prior to any towing, the Board (through WEB) would send a warning letter to the homeowner stating that the next parking offence will result in towing of the parked vehicle, at the owners expense.

4. Audit Vote



- a. By a majority vote the HOA voted “No” to performing a audit of the WEB Properties books. The Board felt that the monthly reporting of credits and debits were always very detailed and open, such that the expense of \$8,000 for an audit was not warranted.
5. Easement
- a. **The Process:** A homeowner was looking to extend their backyard fence line only to discover, after checking with the city, that their fence was encroaching into the HOA common area. The homeowner is the second owner of the property and was unaware of the infraction, by the pervious owner. The homeowner is not asking for more access to the common area, but for a easement the common area they are now using (6 feet x 90 feet). After a discussion the Board agreed to grant the easement for the “use” of the common area with the understanding that the homeowner would agree to cover all city & county filing cost. In addition the signing of a “Letter of agreement” that the land is simply being used and given to or granted any sort of ownership. The letter will also make the arrangement transferable to any new owner should the homeowner decide to sell.
6. Open Form
- a. **Bolan Street Bids:** Bids for the Bolan (proper) have been sent out to DunDee, C&C, and C&H. The expects to have the results In the next 2-3 weeks.
 - b. **Bolan Block Meeting: Parking/Drainage/Payment:** After an open discussion the Board agreed that once bids have been received that sperate meetings with both



Upper and Lower Bolan neighborhoods should be scheduled. At the meetings, the Board would provide the homeowner with history of the road repairs on their given street, to include the engineering report, the Reserve Study recommendations, and the three outside bids. Once educated on their options, the Board would then ask the homeowners to make a vendor selection. The process approved, Mike Durgan will represent the HOA, Mike Bafigo will represent Upper Bolan, and Michael Batt will represent Lower Bolan at each of the respective meetings. Bafigo and Batt set up the meeting dates for the neighborhood for mid-June.

7. Adjournment