

Overlook HOA Board Meeting  
April 30, 2020  
1:00 PM Conference (Zoom) Call

**Agenda**

**Opening ~ Mike Durgan**

**March Financials: Q&A ~ Board Approval**

After a short discussion the Board approved the March financials as presented.

- Operating Acct. \$40,147
  - Reserve Acct. \$49,417
  - Savings Acct. \$15,095
- Total \$104,660

**Landscaping Update: C&C Contract ~ Ron White**

- Ron White reported that C&C was the only vendor that was willing to bid. As a result, the Board vote to approve C&C bid for the 2020 season.

**HOA Dues Delinquency policy ~ White & Durgan**

- After a discussion, the Board agreed to the changes to the "Delinquency policy" and assured Ron White and WEB that we would support the policy as written.

**Double Lot Ownership = Double Dues? ~ Ron White**

- Ron White shared with the Board that there as been inconsistencies in the billing of builders in the HOA for dues and Reserve fees.

It was stated that the Board is aware that HOA does not bill Josh Taylor HOA dues/fees as Josh is the "MAIN" developer and our CC&R's clearly states that the main

developer is not to be charged dues. Josh has stated that once he sells a lot to a "Builder" said builder can be charged dues.

Ron shared that today some builders are charged half dues while others are not being charged at all. This is because WEB or the HOA is often times not made aware when Josh sells a lot to another builder. The Board voted that all builders other than Josh Taylor would be charged ½ half dues and "full Reserve Fees," until they have completed building or sold their building/home to the final (move in) homeowner.

### **Property Upkeep: Fences / Lawns ~ Durgan**

- The ARC has a request for a new "wooden" fence. However, the HOA's CC&R's clearly states that all new fencing must be made of vinyl. The issue before the Board is that in fact the HOA has all types of fencing throughout the neighborhood. After some discussion.... the Board voted and approved that the preferred fencing would in fact be the vinyl, as well ARC approved rod iron. Other than that, there is to be no other type fencing will be allowed.

### **Common Areas: Encroachments ~ Durgan**

- An HOA neighbor for years has encroached, from his back yard, into one of the HOA's common areas. The "story" goes that the neighbor says a

pervious Board gave permission to use the common area for legal "Services Rendered" the neighbor is a lawyer. WEB properties nor the present Board has any record of such arrangement. After some discussion, The Board asked Ron White from WEB to reach out to the neighbor for the exact details of the arrangement, what were the services rendered (and for who), the date of the services, and documentation granting the use of the land.

Q & A open forum: There were no further business or question for the Board.

Adjournment: There was a call for adjournment, a seconded and the meeting was adjourned at 2:55PM.