

Overlook HOA Meeting

Thursday September 24, 2020

2:00 PM ~ 3:30 PM * Zoom Call

Agenda:

1. Owners of 819 W. Willapa (Mary Ann & Gary Gibson) attended the meeting to present their request for HOA funding / participation in the cost to divert common area irrigation run off that ponds in their yard. The proposed cost is estimated to be \$3,500 +Tax. After a shared discussion it was recommended that the Board seek permission from the city regarding the eventual run off being divert to the street/city drain. Mike Durgan agreed to follow up with the Gibson and the city and would report back to the Board at the October meeting.

2. **August Financials:** The August financials were approved as presented. There was no July 2020 meeting for the financials to be reviewed.
 - Overlook Operating Funds: \$52,454
 - Overlook Reserve Funds: \$49,940
 - Overlook Savings Funds: \$15,096
 - Total Funds: \$117,491

1. **Reserve Study: HOA Responsibilities:** The state of Washington requires that every three years all HOA's must have their Reserve Study (RS) reviewed and updated. Back in June the Board approved the RS to be updated. Ron White from WEB handed out the updated study and the Board members agreed to take the time to review the study and to spend 80% of the October meeting to discuss the updated recommendations.

2. Common Area Improvements: Lower Bolan ~ Mike:

During the last 2 monthly meetings there has been discussions regarding if the Board should or should not move forward with the ground improvements of the 208 swale/run-off in Lower Bolan. The Question being the estimated cost of \$14,000 for sprinklers, new sod, curbing, and a pathway.

Mike Durgan recommended a that the Board re-bid the project by scaling back the amenities in hopes of bringing down the cost to a more reasonable amount. The Board agreed and Mike D. will meet with the contractors.

3. Delinquency Policy Vote ~ Ron:

Ron White from WEB resubmitted the revised "Delinquency Policy." The Policy was reviewed and discussed. The Board agreed with the changes, a motion was made to approve, and seconded, and the policy was approved.

4. Pete Johnson encroachment & New Fence Requirements ~ Ron:

Ron White reported that he had heard back from Pete Johnson, in regards, to his (perceived) encroachment of the HOA's common area located behind his property. The e-mail exchange did not provide the Board with any new information as to how or why Mr. Johnson was able to use the common area at no cost to him. The CC&R's does not allow the HOA to grant the permission to use or to sell Common areas. The Board recommended that Ron/WEB send a letter of inquiry giving Mr. Johnson (30) days to provide documentation showing he had permission from a previous Board granting permission to use the HOA's property. The Board does have an outside legal opinion stating that while a previous Board, may have granted, Mr. Johnson permission to use the Common area, the present-day Board can in fact take said permission back. To be continued

5. Fire Lane Signs ~ Joe:

Joe Vallorano reported back to the Board regarding the placement of "New" No Parking signs on the private lanes and driveways. The City of Spokane,

effective August 2020, as in place new rules and notices requirements regarding such signs. Joe reported that the HOA can in fact use its existing signs/poles, making sure that each drive/lane has two signs one at each end of the roads.

The Board moved that WEB would send out a notice to homeowners alerting them of the new signs and possible penalties. The Spokane Fire Department and "NOT" the HOA will patrol the drives/lanes and any vehicle/s park on a roadway will first (1st) be given a written notice, with a second offense carrying a \$520 fine.

The Board asked Joe to put together a cost analysis of the total cost for the October 29th meeting.

6. Speeding neighbor, Willapa ~ Mike D.

FYI...it has come to the Boards attention that (3) different neighbors have expressed concerns regarding a new neighbor speed up and down Willapa. Mike Durgan will give said neighbor a written to please use caution and care when driving through the HOA.

7. Lower Bolan: Rock Fill ~ Awarded to C&C:

Follow up: As discussed, in previous meetings, the drain ditch on Upper Bolan is needing addition rock moved in to bring the ditch's rock, level with the adjoining drive/lane. City garbage and large trucks when forced to go around illegally park cars are slipping over the edge of the drive/lane into the lower level ditch breaking off parts of the asphalt. The addition of extra rock will put the roads edge and the rock ditch level with one and other, supporting the large trucks.

A. Dundee: \$ 4,800

B. C&C: \$ 1,337

C. Dee: \$ 1,960.

8. Double lot Ownership & Obligations ~ Mike Durgan

There was a continuing discussion regarding the homeowners who own more than one lot. Ron brought the Board up to speed regarding the number of lots involved and gave a recommendation. Ron suggested that all additional lots be billed at $\frac{1}{2}$ the HOA dues and the full Reserve Assessment for each additional lot. It was also discussed that any additional lot not made part of the owners primary building/landscaping, would be required to be maintained and landscaped to add to the beauty of the HOA. The subject was tabled until October 29th meeting

9. Adjournment: With no further business or Q&A from the floor a motion for adjournment was called and seconded. The meeting was adjourned at 3:46 PM.