

Overlook HOA Monthly Meeting

Date: November 30, 2021

Time: 3:00 PM – 4:00 PM

Location: Mike Durgan's Zoom Room

Minutes

Old Business:

- **Pete Johnson: Lawyer's Feedback ~ Ron White:** Ron White and Mike Durgan met on a Zoom call with a lawyer and his position was that the Board was within its rights to request that Pete Johnson vacate the HOA's common area. Regardless of how long Mr. Johnson had been using the property, if in fact, had a previous Board given Mr. Johnson permission to use the common area, the HOA owns the property and is within its right to take the permission back. Mike Durgan agreed to resend to our August 31st letter again putting Mr. Johnson on written notice. (see attached).
- **Parking (Fire) signs: Lawyers Feedback ~ Mike Durgan:** While speaking with the lawyer (regarding Pete Johnson) Mike Durgan posed the following question.... Should a person illegally parked on a private road, and should emergency equipment not be able to get through to its reported emergency, and should there be an adverse event due to the blocked roadway, is the HOA libel?

The lawyer's direction was such that if the HOA had properly post "No Parking" signs, informed all homeowners (in writing) the reasons for the new "No Parking" signs, it should be, considered, that HOA as fulfilled its responsibility and obligations. As for any outside person, not living in the HOA, parking illegally, it's understood, that such persons/guests

are considered having been pre warned, such as the private streets has in full view “No Parking” signs posted, for all the public to see.

- **Camera Surveillance ~ Blaine Plumeau:** Blaine spoke to (a few) homeowners in the Blackwood HOA, as well as Flock Safety. Blackwood was pleased with their “Flock Safety” security system, reporting that within the first month they had captured a thief. Blaine shared that the cost to the Overlook HOA, would be approximately \$338/month or \$4,057/year, or \$27.60/ homeowner/year. There were two camps concerning the placement of cameras in the HOA. The issues raised were the costs to HOA verses the actual effectiveness of the surveillance...i.e., return on investment. There were also concerns expressed regarding the privacy of neighbor’s comings and goings. The topic was table for the meeting.
- **Board Elections ~ Ron White:** Ron reminded the Board that election ballots will be going out next week. Board members leaving the Board are Mike Durgan and Michael Batt. E Elections results will be, announced, at the annual HOA Zoom meeting on February 24, 2022.

New Business: No new business