



verlook

Home Owners Association

Overlook Village

Overlook at Qualchan

## Overlook at Qualchan HOA - Board of Directors Meeting

Minutes

7/28/2022

3:06pm

Via WEB Properties Zoom:

<https://us02web.zoom.us/j/7398091619?pwd=VDJvckRLdGRCbzE4b1kybUZmbDA1QT09>

- A. Welcome and Introductions
  - a. Board Members: Mike Bafigo, Joe Vallerano, Bob McVicars (Absent: Liz Legg, Miranda O'Callaghan)
  - b. WEB Properties: Ron White
  - c. Homeowners: None
- B. Review and Approval of Preceding Meeting Minutes
  - a. **Ron will email Meeting Minutes from 7/7/2022 for approval**
- C. Reports of Officers
  - a. President's Report - **None**
- D. Reports of Committees
  - a. ARC/Grounds -
    - i. Asphalt repair on private drives: **Ron sent signed bid. Waiting for schedule confirmation**
    - ii. Current ARC Applications
      - 1. 1011 W Bolan - **Bob approved...waiting for Mike D**
      - 2. 1015 W Bolan - **Bob approved...waiting for Mike D**
      - 3. 1023 W Bolan - Approved - **Removed old deck debris today**
    - iii. **Request from Alison Taylor re duplex - ARC to discuss tomorrow**
  - b. Financial
    - i. Receivables - Lien notice updates
      - 1. 619 W Bolan - **Ron left one message with and sent two emails to homeowner but hasn't heard back. Will send certified letter by Aug 5.**
      - 2. 5120 S Menaul - **Certified letter sent early July, which was refused. Letter gave July 31 as the date by which to respond. Since letter refused, will file lien on Aug 1.**



- c. 501 W Willapa Encroachment Issue – **Ron spoke with Mike re concerns about sending letter that is as accurate as possible. Ron to inquire with attorney about costs to draft and send letter.**
- d. Update on status of advising new homeowners re: ½ dues for second lots:
  - i. 815 Willapa – **No payment made for 2Q as of today on either lot. Will continue to follow delinquency policy**
- E. Election of Board Members, as Necessary
  - a. Board can replace Blaine with an internal vote. Action: Ron sent out an email July 7 to board asking for nominations/volunteers to fulfill the remainder of Blaine’s term and check the language around board members returning after a “gap.” Specifically, could Mike Durgan return to complete Blaine’s term?
    - i. **Any updates from Board members?**
      - 1. **Mike spoke to one unnamed owner who may be interested in the future.**
- F. Unfinished Business
  - a. Dog Barking complaint - Message left for homeowner. **No reply yet.**
  - b. Landscaping -
    - i. Brushcutting: **Ron called C&C to find out if they will blow down the grasses they cut per their contract (they did this last year). C&C replied they haven’t done this in the past but will have them cut in smaller pieces next time around.**
    - ii. Hillside Maintenance by Homeowners - Mike B. asked if C&C would offer rate to homeowners. **C&C declined due to staffing shortages.**
  - c. Liz suggested a neighborhood block party. Board seemed receptive and stated the HOA has earmarked funds for a neighborhood event in the past. **Action: Liz to research some options and costs. Will also consider a “committee” to help plan. Liz to submit ideas to board for discussion/approval. No further communication as yet.**
- G. New Business
  - a. Ron sent prescheduled monthly Board meetings through the end of the year. **Mike questioned if it’s necessary to revert to evening meetings. Ron will send note email to Board asking for comments**
- H. Adjournment – 4:05pm