



## Overlook at Qualchan HOA - Board of Directors Meeting

### AGENDA

11/17/2022

3:00pm

Via WEB Properties Zoom:

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

#### A. Welcome and Introductions

- a. Board Members: Bob, Joe & Mike
- b. WEB Properties: Bill, Emily & Lauri
- c. Homeowners: None

Board Quorum Established

#### B. Review and Approval of Preceding Meeting Minutes

- a. 7/7/2022 and 9/29/2022 The Board Approved unanimously, with a change to the 9/29/22 minutes clarifying that the deck was not approved, as the Board does not feel it has authority to approve building over an easement.

#### C. Reports of Officers

- a. President's Report – Bob talked about the neighborhood council meeting with the mayor. He addressed his concerns about Qualchan Dr at the meetings. He let everyone know how it is a huge safety issue because if there was ever a fire, people would have a hard time getting out. Many agreed with Bob that it is one of the worst roads in town. Other items were addressed like extending the moratorium as well.

#### D. Reports of Committees

##### a. ARC/Grounds -

- i. 5112 S Jordan (Oberemok) – Sent 2<sup>nd</sup> Infraction Notice on 11/17/22, WEB will continue to monitor. The next notice will be a fine.
- ii. 5012 and 5022 Lincoln Way (Black Construction) – WEB will keep an eye on the construction happening here.
- iii. The lot on Jordan with the Styrofoam was also discussed, that WEB will follow up to get an estimated completion date as it has been in the building process for over a year now.

##### b. Financial

- i. Receivables - Lien notice updates
  - 1. 5120 S Menaul – Bill Spoke about lien and money judgement options.



- c. 501 W Willapa Encroachment Issue –WEB has a call into the attorney and will continue to work on it. A fine may be able to be instituted if a deadline is set to have it removed. It was discussed the possibility of March as the first deadline and then May.
- d. Update on status of advising new homeowners re: ½ dues for second lots:
  - i. 815 Willapa – Board agreed on charging ½ for non-construction lots
- E. Election of Board Members, as Necessary – Mike Durgan was mentioned as someone who the Board would like back. Bill mentioned he knew someone that is a CPA who would be a good person to reach out to and see if he would be interested in serving on the Board. This will be added to the Annual Meeting invite.
- F. Unfinished Business
  - a. Dog Barking complaint - Closed
  - b. Landscaping -
    - i. Hillside Maintenance by Homeowners – Will pick up in the Spring
  - c. Block Party – Postponed until Springtime.
- G. New Business
  - 1. 2023 Budget Draft date – WEB will draft and send budget before the end of the month. WEB will look at the Reserve Study to see if there are any items that need to be added to this year’s budget. The Board will supply any projects they would like budgeted for the coming year.
  - 2. The board discussed having another meeting before the annual meeting. They decided to push the December 29<sup>th</sup> Board Meeting to January. WEB will email the draft agenda and last year’s minutes for the Annual Meeting and then schedule a call in January. The Board also mentioned it might be nice to change the time of the meetings to the evening for others to be able to attend the meetings, as well as meet in person. Yokes conference room was mentioned as a possible place to meet. WEB will see if it is available.
  - 3. At the Annual Meeting homeowners will vote to waive or have an audit this year, but a place holder should be placed in the Budget for it.
  - 4. Speeding problems were brought up. WEB will look into costs for a speed tracking sign and will email the Board photos of the sign they used at Elk Ridge. Joe will also provide signs on Amazon that he was looking at as an option.
  - 5. Upper Bolan Truck Camper on street needs notice. WEB will send notice to owner and post on the door
- H. Adjournment – 4:30 PM