

OVERLOOK HOMEOWNERS ASSOCIATION
ANNUAL HOMEOWNER MEETING, THURSDAY, JANUARY 19, 6:00 PM

As specified in the notice from WEB Properties, the annual meeting will be held on the above date and time at Latah Family Church, 202 East Meadowlane Road. Directions to the Church are provided in the attached meeting notice. The purpose of the meeting is to review and ratify the 2017 budget and to hold an election of Board Members for 2017, there will be no other business on the agenda.

Budget:

The 2017 budget was prepared and provided to the Board by WEB Properties. Some revisions were made by the Board and the revised budget was adopted at a Board meeting held on Wednesday evening, December 28, 2016. The budget now must be ratified by homeowners at the annual meeting on January 19, 2017. A copy of the budget is enclosed with this notice for your review prior to the meeting, please bring it with you to the meeting.

Election:

The Overlook Bylaws state that the HOA shall be managed by a Board of no more than seven (7) and no less than three (3) Directors and that one half of the Board shall serve for a two year term, the other half for a one year term. There were seven Directors elected at the annual meeting in January, 2016. One of the Directors serving a one year term resigned for work reasons and the other two Directors serving one year terms will not seek re-election for 2017. The remaining four Directors are serving two year terms and will continue in their positions for one more year.

There will be up to three Board positions available for election for 2017 at the meeting next month. If you are interested in serving in one of these positions, please submit your name to Eric Lundin with WEB Properties at: eric@webpropertiesinc.com or to: <http://overlookatqualchan.com> and click on the "contact us" tab. Nominations may also be made from the floor at the meeting but it would be helpful in preparing ballots if names are submitted in advance.

Overlook HOA Board of Directors

OVERLOOK HOMEOWNERS ASSOCIATION (HOA)

Amendment #1 to HOA Rules and Regulations adopted by Board of Directors on April 13, 2016.

Section B.2 , Maintenance is hereby amended as follows: Owners are responsible for maintaining their lots, homes and other improvements in good appearance and repair. Such maintenance includes but is not limited to painting and/or other appropriate exterior care; seeding, watering, weed and tall grass control and regular mowing of lawns and trimming/pruning of all trees, bushes and shrubs. ***Watering of all planted areas including grasses, trees, bushes and shrubs, must be sufficient to maintain a typical green appearance. These maintenance responsibilities apply to all planted areas regardless of slope of property. Grasses on level or mostly level lots may not exceed three (4) inches in length and, on hillside lots, grasses may not exceed eight (8) inches in length.***

In those cases of undeveloped lots, owners are responsible for keeping all weeds and grasses cut down and/or sprayed and for keeping lots free of debris and refuse with such frequency as to not negatively affect the appearance of the neighborhood.

All owners are also responsible for keeping the sidewalks adjacent to their property clean and in good repair ***and clear of snow and ice as required by Spokane City Ordinance.***

This Amendment was adopted by the Board of Directors at an open Board meeting on December 28, 2016 to become effective on February 1, 2017.