

Overlook HOA Meeting

Date: October 29, 2020

Time: 2:00 ~ 3:30 PM

Location option 1- Yoke's conference room

Location option 2 - Zoom call at home

Agenda

1. Introduction of New Board Member: Bob McVicar's

(Qualchan View Estates)... Bob McVicar's introduced himself to the Board and explained that his main interest was working on behalf of the Board by representing the HOA on all matters surrounding the impact of the new development; Qualchan View Estates.

Bob went on to say that he would like to head up a "Task Force" that would include the other surrounding HOA's and their representatives to deal, as a unified front with the city, county, and the developer themselves.

The Board was unanimous in their support of Bob and offered their full support. Mike Durgan and Michael Batt, and Ron White (WEB) volunteered to work with Bob. The team will report back to the board (as standing agenda item) during our monthly HOA meetings.

2. September Financials:

The September Financials were voted on and approved as presented.

- Operating Acct: \$ 49,513
 - Reserve Acct: \$ 51,919
 - Savings Acct: \$ 15,096
- Total..... \$ 116,529

3. **Fire Lane Signage: Joe Vallorano:**

Joe presented the projected cost of the new required fire signs (\$3040) along with a detailed outline of the project. As the new signs are required by code (City of Spokane Fire Department) the city will patrol the HOA randomly looking for offenders. There was not a lot of discussion. A motion was called and seconded for Joe to install the signs working with a representative from each of the neighborhoods, on the number signs and their placement.

4. **Fire mitigation in common areas: Mike Durgan**

C&C provided an estimate to thin out and remove unwanted trees in our common areas to cut down on the potential fire danger. However, the estimate only included the common areas behind Jordan Lane and Upper Bolan. Mike Durgan will follow up with C&C to ensure all common areas are included in the next bid. To date the Bid for the tree removal has totaled \$6,860. The discussion continued and as the 2020 fire danger has passed, the issues was tabled until the Spring of 2021.

5. **Common area Improvements on Lower Bolan: Mike Durgan**

The conversation continues regarding the possible landscaping improvements of the common area located in Lower Bolan. The area in question is the 208-swale located in the middle of the neighborhood. The bids (**but**) for C&C's called for seeding the area with lawn grass. C&C (2nd bid) calls for (wild) hills-side fescue grass.... Less expensive.

At that suggestion, the Board agreed to reach out to Dundee & Dee to revise their bids using fescue. As the winter months are approaching, a motion was made to forward and tabled the issue until spring 2021.

- Dundee ~ \$18,246
- C&C ~ \$10,244
- Dee ~ \$14,614

6. **New Business: Mary Ann Gibson Flooding: Mike Durgan**

Mike provided the Board with an update regarding the flooding from our common area swale located on the corner of Lincoln & Willapa on to Mary Ann Gibson's driveway. There was an original request from Gibson to the Board asking the HOA to cover the cost of a drywell at \$3,500.

Since that time, the city has told Mike and the Gibson's that they are not allowed, by city code, to dump the run-off water on to the city street and eventually down the city drain.

In follow up to the city saying no to draining water into the street, Mike D. and the Gibson's met with the (drywell) contractor and he proposed adding a second drywell to catch any water overflow from the first drywell. Said drywell would be located cross the driveway from the first well. The cost (see attached) comes to \$5,500.

After a detailed discussion, the Board suggested getting a bid on the cost of a retaining wall along with the planting of water absorbent plants as a possible catchment solution. Mike D. agreed to follow up with the Gibson's and to reach out to Dundee for the bid. Once the Dundee bid was in house, Mike D. agreed to send it out to the Board members in advance of the November 25th (Wednesday @ 2:00 PM) meeting for their feedback.

7. **Adjournment:**

As there was no further agenda items or new business Mike D. called for the meeting to be adjourned, a motion was made and seconded, and the meeting adjourned at 3:10 PM.