

Overlook HOA Meeting Minutes

Date: Friday November 27, 2020

Time: 2:00 ~ 3:30 PM

Location: Zoom

- October Minutes: See email attachment sent Dec. 30<sup>th</sup>
- **October Financials:** October Financials were approved as posted.
  - Operating Acct. \$56,669
  - Reserve Acct. \$51,920
  - Savings Acct. \$15,096
  - Total .....\$123,686
- **Update: Qualchan View Estates: Bob McVicars.....**

Bob Shared with the Board his feedback from the other HOA's in the surrounding neighborhoods, as to their wanting to join forces and present a united front in our concerns with the impact of Qualchan View Estates. Bob has received a yes from Qualchan Hills (Bill Michealson) while still waiting to hear back from Eagle Ridge, Talon Ridge, and Persimmon Woods.
- **Update: New (city required) Fire Lane signs: Mike D. & Joe Vallorano.....**

Joe and Mike Durgan have agreed to meet and walk through the private streets to determine the minimal number of signs needed. That task still needs to be completed. Mike and Joe will have everything completed by January 15, 2021.

- Mary Ann Gibson Flooding: Mike Durgan & Bob McVicars.....

Mike Durgan & Bob McVicars met with C&C landscaping along with Gary Gibson to discuss the possibility of using a retaining wall to reroute the flooding from the HOA swale on the corner of Lincoln and Willapa. The team soon ruled out the installation of a retaining wall. It was later decided to install dry wells along the back side of the house. (see attached bid). Today, Nov. 27/20, the Board voted and approved the funding for the Gibson's flood relief.

Update: Ron White (WEB), Mike Durgan, and Bob McVicars, as part of the ARC duties held a conference call with WEB's HOA attorney, David Eash to discuss the HOA's proper granting of easements. The call was to discuss the HOA's situation with Mary Ann Gibson, Pete Johnson, and Zerman Whitley.

The general take-away, from Mr. Eash was the importance of having a paper trail, for all parties concerned. That being the homeowners, the HOA, the county, and future Board members.

Since that phone call the HOA has voted and granted an easement to the Whitley's. Mike Durgan met with Zerman and together they measured off the easement area in question for his property. Mike will be presenting the findings together with Zerman formal request (to the HOA) to Mr. Eash asking him to draw up the easement papers to file with the county.

As for the Gibson's, Mary Ann believes that she may have a copy of her (original) HOA approved easement. She will be reporting back to the Board by mid-January. The situation with Pete Johnson is still on going.

Mr. Eash also recommended that it would be in the Boards best interest to bring in an engineer to assess and recommend, the actual type of flood relief needed in dealing with the Gibson's property. Mike Durgan did in fact follow up with the Gibson's and "Metro Engineering." Metro after walking the area, recommend the same as C&C Landscaping. With that Mike Durgan reached out to C&C asking them to work with the Gibson's to start repairs.

Mike Durgan also reached out to Josh Taylor (the builder) for his input as to the type of soil and/or the presence of any clay beds, which would change the

placement of the drywells. Josh reported all was good and that the soil was mostly sandy based. Josh also offered to give the HOA an extra drywell that he no longer needed. Mike accepted the offer.

- **New Business:** There was no new business.
- **Adjournment:** At 2:45 there was a motion to adjourn, it was seconded, and the meeting was closed.

# Project Description *CFC*

Job Description	Details	Amount
Drainage Project - 819 Willapa	<p>Remove approximately 400 SF of existing grass near driveway. Grade area and install two 50gallon dry wells at low point.</p> <p>Excavate a French drain behind the home heading east approximately 80' using NDS EZFlow drainage bundles. Install a third 50-gallon dry well South of the garage in the midpoint of the 80' run.</p> <p>Repair sprinklers as needed. Repair grass with fresh sod. Cleanup site and haul off excess sod/debris.</p> <p>If we hit bedrock and additional equipment/jackhammer is needed to install drywells additional charges may be incurred. Jackhammer and compressor work will be \$150 per hour.</p>	4042.42
Convert DC Timer to AC System	<p>install an irrigator AC Rain Dial timer on the exterior garage side of 819 Willapa. Excavate and install an irrigation cable up to the existing valves on Lincoln Street. change DC valve solenoids to AC- Connect wiring and test system.</p> <p>Install a Climate Logic Weather Station, This system will adjust watering daily. Longer run times when hot, shorter when cooler. System will suspend watering when rain is detected.</p> <p>GreVVS will also have remote control access to the timer saving labor time when making repairs and adjustments.</p>	2180.00

Subtotal\* \$6,222.42  
 Sales Tax \$553.80  
 Total \$6,776.22

## Deposit

*MO*  
*12/1/20*

A deposit of 50% is required upon project acceptance. We accept personal checks, Visa, Mastercard, Discover and American Express.