

Overlook HOA Meeting

Date: December 30, 2020

Time: 2:00 ~ 3:30 PM

Location: Zoom

December Meeting Minutes: See email send January 12, 2021

- **November Financials:** Approved as stated 12/30/20

- Operating Acct. \$51,222
- Reserve Acct. \$55,419
- Savings Acct. \$15,096
- Total.....\$121,738

- **Qualchan View Task Force/Update: Bob McVicars**

Bob informed the Board that he was still waiting to hear back from the neighboring HOA's as to their willingness to join our task force efforts surrounding the expansion of Qualchan View Estates.

- **Easements: Gibson/Whitley/Johnson: Mike Durgan /Ron White**

Mike Durgan reviewed his conversation with the HOA lawyer, David Eash regarding our situations with the above listed names.

**Gibson Flooding:** The Board approved the bid from C&C to install the needed dry wells to handle the water run-off from the HOA's swale at the corner of Willapa & Lincoln. (See the attached).

**Whitley Easement:** With the Board's approval of the Whitley's requested easement Mike Durgan followed up with David Eash, the HOA lawyer, to draw up a formal easement agreement and to file said agreement with Spokane County. Mr. Eash agreed to have the process completed by February 1, 2021.

**Pete Johnson:** The issues of encroachment by Mr. Johnson has been tabled until March 2020. In November, the Board sent a letter to Mr. Johnson requesting written proof of a previous boards permission for him to use/encroach on to our common area behind his home. Mr. Johnson has not provided such proof.

- **Fire Signs/Update: Mike D. & Joe V.** Mike and Joe surveyed the private streets to determine the needed number of new "No Parking" sign as required by Spokane, County. The team sent their findings on to WEB for purchasing and installation.
- **Snowplowing/FYI: Mike D.** This item was a FYI to the Board asking for their input on the service YTD with Dundee Snowplowing. The consensus was that the service was in good standing. Mike reported that he did have to remind Dundee to clear the space in front of all mailboxes and not just the boxes on the private streets.
- **Web/FYI: Ron White** Ron reported that he was in the final stages of completing the 2021 Budget. He and Mike Durgan had already had discussion surrounding the need to list budget assumptions on all expense increases as well and income short falls. The board agreed to meet in a special session to review and approve the final budget on Thursday, January 14<sup>th</sup> at 2:00 PM.
- **Annual HOA Meeting.....Zoom?** Ron white lead a discussion on how to hold our annual "HOA Public Meeting" with the COVID-19. Ron shared that he has used/held Zoom meetings for other annual HOA meetings and those meetings were, successful. All agreed and

voted, pending the budget approval on January 14<sup>th</sup>, to hold the annual meeting on Thursday, February 25<sup>th</sup> at 6:00 PM. At said meeting the HOA will vote to ratify the budget, vote on conducting a WEB audit, and the election of new officers.

- **Adjournment:** With no further business a motion was made and seconded, to adjourn the meeting at 3:30 PM.

# 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.