



Overlook at Qualchan HOA - Board of Directors Meeting Minutes

06/22/2023 3:00pm

Via WEB Properties Zoom:

<https://us02web.zoom.us/j/82069506246?pwd=azg1bkhLUIZpZStXMDZMcIJPaEIEZz09>

- A. Welcome and Introductions - start time 3:04 p.m.
 - a. Board Members: Bob McVicars, Liz Legg, Joe Vallorano, Marianne Muzio
 - b. WEB Properties: Bill Butler
 - c. Homeowners: NoneBoard Quorum Established - Yes
- B. Reports of Officers
 - a. President's Report
- C. Reports of Committees
 - a. ARC – 2 decks approved in May/Grounds- Hillside
It was noted that the current landscaper, C&C, has hired other firms to complete some of the hillside trimming. It was discussed that we may want to divide up this work between a couple of firms next year.
 - b. Financial
 - i. Receivables – New delinquency letter sent from the Attorney to Browns. Kindor paid.
 - ii. Stanley's Agreement Update – Bill will send a final reminder to them to keep to the agreement. If they do not he is to send it to the attorney for action.
 - c. 501 W Willapa Encroachment Issue – cleanup & Attorney update.

Ok to extend to end of July as the resident is working on things. Attorney to send Mr. Johnson a letter notifying him of same.
- D. Unfinished Business
 - a. Block Party – Re-cap
The event went great and was attended by about 100 people. Cost was approximately \$600.00
 - b. Signs have arrived and will be installed in the next week.
- E. New Business
 - a. Construction/Sale update – 1225 W. Bolan Ave.
 - b. Parking Menaul Court Access Road to Swale
Board directed Bill to have the Fire Department look at this.



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Home Owners Association

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Overlook at Qualchan

c. Scoop Troop Dog Waste Proposal

This was approved on a once weekly basis, but will be ok to move it to twice a week if needed.

d. Black Construction issues. Lincoln Way Private Drive/Parking

They are getting fined for parking in the hammerhead. Bill is to let the fire department know on this as well.

e. Common Area Tree Jordan Lane

Bill will get bids to remove or prune.

f. Reserve Study

g. The inspector and Bill will be meeting on July 18th. Once the study is completed, the Board will set a meeting just for the review and planning of the study results.

h. Neighboring HOA Group Report on latest Meeting

Bob and Mike discussed the Friends of Latah Valley meeting. Betsy Wilkerson and Lisa Brown (both political candidates) attended the meeting and then drove through the area. They were both surprised at the road conditions and lack of egress. A letter has been sent to the city with concerns and plans are at the city as well for comments. The process will take time and the surrounding HOA have a lot of questions.

F. Adjournment