



Overlook at Qualchan HOA - Board of Directors Meeting

MINUTES

10/26/2023 4:00pm – Via Zoom

- A. Welcome and Introductions, meeting called to order 4:05pm
- Board Members: Bob McVicars, Joe Vallorano
 - WEB Properties: Bill Butler, Lauri Atchison, Nathan Perri
 - Homeowners: None
- Board Quorum Established – no Quorum Established
- B. Reports of Officers
- President's Report - None
- C. Reports of Committees
- ARC – 525 W Bolan Fence & Dog Run – They discussed approving the dog run and small section of fence with the condition that he completes the 6' fence around his yard as drawn by April 30, 2024, depending on weather. Bob will talk with Mike Durgin.
- D. Unfinished Business
- Neighboring HOA Group Report – no more meetings, still going to proceed, no activity here for quite some time in our HOA
 - 501 W Willapa Encroachment Issue – Bill reported that cleanup is going well, he has plants removed, beds are removed, electric fence is removed. Greenhouse is still there. Attorney David Eash drafted a letter to memorialize the meeting with Bill Butler, David Eash & Peter Johnson. They use the greenhouse to grow flowering plants for their yard. Greenhouse cannot be transferred, used 2-3 high cement blocks and framing, has water and electric to the greenhouse from his lot.
 - Bob does not believe that the Board has authority to grant permission to use common areas. The common areas are for the use of the community. It is not that the Board doesn't want the greenhouse, it is that the Board can't even if they want to. Joe agrees that there is liability on the Board because of what the CC&R's dictate. It was decided to forward to the next meeting to get all Board member's input.
 - Persimmon Wood drainage – no reply to our letter so far – Bob nothing back from Persimmon Wood and hasn't heard anything.
- E. New Business
- Jordan Lane Homes Clean up – Board directed WEB to clean up the construction debris and throw in garage. Maintenance cleaned up area by putting Styrofoam blocking into



basement area. Doors and longer boards are balanced by the side of foundation. Neighboring homeowners are happy with the cleanup.

- b. Maintenance Engineer work at the HOA
 - i. Bolan tree that was ½ dead, cleaned up dead part
 - ii. Trim up Lincoln Way
 - iii. Menaul Pump Station
- c. Annual Meeting – Bob and Joe recommended February for Annual Meeting.
 - i. Budget should be done for December (if you have one) or January Board Meeting
- d. Set the next board meeting date – Tuesday, November 14th at 3:00pm
- e. Other new business
 - i. Appoint Mike Durgin, need to wait for full Board to vote him in. Add as 1st thing to the November meeting agenda so that he can participate in the meeting as a Board meeting.
 - ii. Reserve Study – Mike Bafigo to be son-in-law is going to come up and look at things. Hopefully by the 14th of November he may have some information. Reserve Study has not been accepted yet.
 - iii. Approval of September and October minutes will be approved in November meeting

F. Adjournment - 4:49pm