



Overlook at Qualchan HOA - Board of Directors Meeting

March 29, 2022

3:00 PM – 4:00 PM

Via WEB Properties Zoom:
Meeting Minutes

- A. Welcome and Introductions – Convened at 3:00pm
 - a. Board Members: Mike Bafigo, Liz Legg, Bob McVicars, Miranda O’Callaghan, Blaine Plumeau, Joe Vallerano (signed on late)
 - b. WEB Properties: Ron White
- B. Review and Approval of Preceding Meeting Minutes
 - a. Vote to approve Annual Meeting Minutes from Feb 24
 - i. All voted to approve (Joe not yet signed on for this vote)
- C. Reports of Officers
 - a. Election of Officers (elected by board; 1 year position)
 - i. President – Mike Bafigo
 - ii. VP (not required to be filled)
 - iii. Secretary – Liz Legg
 - iv. Treasurer- Bob McVicars
- D. Reports of Committees
 - a. Establish Committees
 - i. ARC/Grounds – Bob and Mike
 - 1. Asphalt Repair (Joe and Mike D)
 - ii. Financial - Bob
 - 1. Receivables
 - a. Sent Impending Lien Notices to four homeowners. One replied that he had a stroke hasn’t been able to work. We asked that he send an email detailing the medical issue and what his request is to have late fees forgiven.
 - 2. Ron needs to reconcile private roads for 2021 utility usage (in April)
 - 3. Discount for DiPofi at 505 W Willapa
 - a. Board approved ½ dues plus full Common Area Reserve assessment



4. Remove 811 W Willapa from active list
 - a. Board decided to advise new homeowners that second lot owes half dues plus full Common Area Reserve assessment. If build a living domicile, then full charges will be restored.
 5. Ron to email Board status of encroachment issue.
- E. Election of Board Members, as Necessary
- a. Unnecessary
- F. Unfinished Business
- a. Fire Signs
 - i. Joe to send Ron the final letter to send to homeowners.
 - b. Camera Surveillance
 - i. Board discussed informing all homeowners via the Rent Manager polling feature. Mike and Ron will draft the notice that includes pros and cons.
 - c. Audit Vote
 - i. Needed 31 votes for a quorum (20% of 151 lots) and received 34. Needed 21 (67% of that quorum) votes to waive and received 29. Audit is waived.
 - d. Dog Barking complaint from 619 Bolan re 514 W Willapa. Ron to send letter received from dog owner on Willapa for Board review.
- G. New Business
- a. Falcon Point Lighting
 - i. Todd Ellsworth at 5204 S Falcon Point suggests one light at the end of the street.
 1. He said we would contract with Avista by signing a five-year agreement, pay \$200 for installation and about \$14/month.
 2. Ron left message 3/14 with Inland Power (no reply) They supply the lights on private roads (Menaul and Jordan). Joe knows the contact and will call.
 - b. Hillside Maintenance
 - i. One or more Board members will drive with Ron in the Spring to assess which hillsides on Bolan and Willapa need improvement based on R&R Section B.2 and amendment to same
 - c. Landscaping approved
 - i. Ron to remind C&C about common area near Mike Bafigo's house that they missed last year.
 - d. Solar Panels



i. Joe was contacted by an installer and will send his card to Ron.

H. Adjournment – 4:52