

Overlook at  
Board of  
Meeting



verlook  
Home Owners Association  
Overlook Village  
Overlook at Qualchan

Qualchan HOA -  
Directors

**May 15, 2025, ~ Minutes**

A. Welcome

a. Board Members:

President: Mike Durgan

Vice President: Jamie Eggink

Treasure: Ty Browning

Secretary: **Open Position**

Todd Ellsworth ~ Marianne Muzio ~ Jordan Bilodeaux

Board Quorum Established ~ **Yes. (Jamie Eggink and Todd Ellsworth were absent / All other members were in attendance)**

B. President's Report:

- a. Roberts Rules: **The Board discussed, and it agreed to the adoption of the rules.**
- b. Bulldozer ~ **Gone from 5706 Jordan Ln. / builder Stephen Ford / ARC pending.**
- c. Rock Wall Update: **ARC Form sent to Falcon Group; we agreed on Easement rules.**

C. Financial Review ~ **Approved**

a. **Account balances (5/12/25)**

- i. **Operating: \$ 39,655.56**
- ii. **Reserve: \$ 51,595.17**
- iii. **Savings: \$ 15,265.63**
- iv. **Operating 7-month CD: \$40,000**
- v. **Reserve 7-month CD: \$75,000**

b. Delinquencies

- i. **Total owing: \$9,667.60 – 21 Homeowners (21.8%)**
  - 1. **Up from \$6,672.58 16 Homeowners (9.76%) on April 17, 2025**
  - 2. **4 Homeowners have a balance greater than \$500.00.**
  - 3. **1 Homeowner has a balance greater than \$1,250.00.**

D. Unfinished Business

- a. Private Road Maintenance – **First bids were received from Accurate Striping and sent to the Board. Costs vary from \$3,000 to \$130,000, depending on the road. There will be 3 bids requested for the work however this first bid was requested to give the Board an idea as to the scope of the project. As to where the funding will come from, the board is seeking outside counsel to determine if the funding should be from the general Reserve Fund or from the homeowners living on the private streets. The Board has contacted James Topliff,**



Spokane and Ken  
Seattle. Both  
specialize in HOA  
Mike Durgan,  
Marianne Muzio, and  
Jones will head up a

## Abandoned Builds

- a. 5108 Jordan Ln. ~ Styrofoam – For Sale
- b. 5112 Jordan Ln. Concert ~ Val Rybak – New Builder – interested in building the Styrofoam home.
- c. 5706 Jordan Ln. ~ Dirt lot ~ Stephen Ford scheduled Builder.

- E. Manual Court backflow valve replacement
  - i. Work completed Week May 12, 2025
    - 1. Current price at \$2,986.60 ~ (Funding covered by the Menaul Court Reserve Fund)

- e. Bolan & Willapa Sign (Common Area) ~ Project completed.
  - i. WEB paid Grid Mark signs for Bolan/Willapa sign refurbishment / Total price \$2,725.00 (Funding for common area repairs comes out of “Operating Expenses.”)

F. New Business / Old Business: Marianne Muzio had a question regarding our (January) revised Parking Policy and whether the new policy was mailed out to homeowners and when it would be effective. Mike Durgan recalls the policy being approved in the letter drafted for mailing to the HOA. That said, it could not be determined whether the notice was sent out. As to its effective date, it would be effective the date of the letter when received by homeowners’. Bill will follow up with David next week to confirm if in fact the policy was mailed. Outcome pending

- a. Bolan Park water meter? It has been requested by the homeowner at 501 W Bolan that the Board agreement for water usage in the Bolan Dog Park be revisited. It has also been suggested that perhaps a water meter should be installed to correctly measure the actual usage coming off the homeowner’s property/water main. The estimated cost would be roughly \$10,000. No decision was reached and/or suggested by the Board moving forward. The topic will be addressed at the June meeting. It was also brought to the Board attention that the same homeowner (unbeknownst to him) inherited a retaining wall which encroaches on the HOA's common area by the previous owner of the home. As the HOA is not allowed to sell its common area it's been suggested that an easement agreement be drawn up to protect both the homeowner, any future homeowner, and the HOA moving

forward. Mike Durgan, we'll work with David and Web to draw up the easement agreement.



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- b. Meeting Minutes ~ The April 17th minutes were approved by the board.

G. Adjournment ~ At 5:30 PM Mike Durgan made a motion to adjourn the meeting, the motion was seconded, and the meeting ended.