

**OVERLOOK HOMEOWNERS ASSOCIATION  
FIRST QUARTER MEETING  
January 20, 2016**

Don Huddleston called the meeting to order at 7:00 P.M.. The first order of business was to establish that there were sufficient home owners represented to establish a quorum. Don explained that we needed 23 out of the 114 home owners to have a quorum. There were 68 home owners represented in person or by proxy. Seven were disqualified as not in good standing.

Attendance of persons at the meeting was taken. Introductions were made as each person identified themselves and their home address.

There was a review of the previous minutes. A motion was made by Don Huddleston to accept the minutes and it was seconded and passed unanimously.

The budget from 2015 was passed out and reviewed. The 2016 budget was not prepared and has been left to the soon to be newly elected Board to prepare. The new budget was discussed. Don Huddleston opened a discussion about raising the monthly dues from \$26.00 to \$35.00 based on the future expenses that were going to be incurred in 2016 by the HOA. It would be up to the new Board to make that final decision.

Don Huddleston brought up that the HOA should be charging lot owners dues and that a letter should be sent to the lot owners informing them that dues would start to be accessed starting 2016.

This brought us to the new HOA management that had been contracted as of January 01, 2016. Bill Butler of Web Properties along with Eric Lundin and Sherry Sweeney were present and were introduced to the home owners. Cost of the new management group was established at \$750 a month with a \$750 setup fee paid upon signing. There was a further question and answer session with Bill Butler. There was a discussion about who was responsible for sidewalk repairs. Point made: The sidewalk must be part of the homeowner's property of which the city generally has an easement. Confusion most often arises regarding the location of the boundary lines from the yard, to the sidewalk, to the street.

Election of new directors was held. Nominees were Bob McVicars, Amy Occhino, Jen Enfield, Jim Perez, John Purtell, Maria Dezenberg and Rick Pisani. Ballots were passed out. Pete Johnson made a motion that the home owners accept the seven candidates. There was a second. The majority of home owners voted yes with one no.

There was not further business to discuss.

The meeting was adjourned at 8:00 P.M.