

Annual Meeting of Homeowners

November 6, 2018

The annual meeting of Overlook homeowners was held on Thursday, November 6, 2018 at 6:00 p.m. in the Alpine Bankbg.

1. **Call to Order.** The meeting was called to order by Ray Merry, President.
2. **Roll Call/Establish Quorum.** Roll call was taken and a quorum established for the purpose of conducting business.

First Name	Last Name	Unit No.	Present	Proxy to	Absent
Thomas and Rochelle	Eick	Unit A-1			•
Daniel and Sarah	Giovagnoli	Unit A-2			•
Judith	Gillum	Unit A-3	•		
Ray	Merry	Unit B-1	•		
Mik and Martina	Beckwith	Unit B-2		Merry	
Elyssa	Nager	Unit B-3		Merry	
Jonathan and Alyssa	Campbell / Herrington	Unit C-1			•
Roy	Wolter	Unit C-2	•		
David	Fisher	Unit C-3			•
Darrel	Ryan	Unit D-1		Merry	
Patricia	Smith	Unit D-2			•
Marie	Lynch	Unit D-3			•
John and Sandy	Bishop	Unit E-1			•
Uda	Peterson	Unit E-2	•		
Heidi	Johnson	Unit E-3			•
Harry	Houck	Unit F-1	•		
Jean	Clegg	Unit F-2	•		
Andre and Sarah	Sheats	Unit F-3	•		

Eileen Jacobs of Mountain Caretaker was in attendance via telephone.

3. **Proof of Notice of Meeting.** Notice was sent pursuant to the Bylaws on October 22, 2018.
4. **Approval of Minutes.** Upon motion duly made and seconded, the minutes of the November 9, 2017 meeting were approved unanimously.

5. **Financial Report**

- a) **2018 Year End Financials.** Management reviewed the 2018 year end projections, noting that a surplus of over \$7,000 is anticipated. This is due to the low snow year, and more significantly, to the Town of Eagle not increasing water rates as much as they anticipated at budget time.
- b) **Reserve Schedule.** The reserve schedule was reviewed. Bids have been obtained from 4 vendors and the average amount of \$150,000 has been used in the reserve schedule for roof replacement in 2019. Due to the anticipated surplus and a reduction of the operating assessment in the 2019 budget, the Board is confident it can replace the roofs in 2019 without a special assessment. Depending on final costs, a small special assessment might be needed but we will get final numbers over the winter.

Other repairs and maintenance were noted, but these should all be within the \$1900 remaining in the budget. If not, the surplus will be reduced accordingly.

- c) **2019 Budget Ratification.** Upon motion duly made and seconded, the homeowners unanimously ratified the 2019 budget.

Upon motion duly made and seconded, the homeowners unanimously approved allocating any 2018 year-end surplus to the reserve fund.

6. **Election of Directors.** One seat on the Board, currently held by Ray Merry, is expiring. Nominations were invited from the floor.

Upon motion duly made and seconded, Tricia Smith was unanimously elected to a 3-year term on the Board.

7. **Other Business.** There was no Other Business brought before the Board.
8. **Adjournment.** There being no further business to come before the chair, the meeting adjourned at 6:45 p.m.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

By: Eileen Jacobs