

Annual Meeting of Homeowners

October 30, 2019

The annual meeting of Overlook homeowners was held on Wednesday, October 30, 2019 at 6:00 p.m. in the Alpine Bank Building.

1. **Call to Order**. The meeting was called to order at 6 p.m.
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		Houck	
Mike and Martina	Beckwith	Unit B-2			•
Elyssa	Nager	Unit B-3			•
Jonathan and Alyssa	Campbell / Herrington	Unit C-1			•
Roy	Wolter	Unit C-2			•
David	Fisher	Unit C-3			•
Darrel	Ryan	Unit D-1			•
Patricia	Smith	Unit D-2	•		
Marie	Lynch	Unit D-3			•
John and Sandy	Bishop	Unit E-1		Sheats	
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 also was in attendance.

3. **Proof of Notice of Meeting**. Notice was sent pursuant to the Bylaws on October 15, 2019.
4. **Approval of Minutes**. Upon motion duly made and seconded, the minutes of the November 6, 2018 meeting were approved unanimously.

5. **Financial Report**

- a) **2019 Year End Financials.** Management reviewed the 2019 year-end projections, noting that a surplus of over \$1,388 is anticipated. Variances were reviewed, noting that Water/Sewer was over budget by nearly \$800.
- b) **Reserve Schedule.** Next, the reserve schedule was reviewed. The roof was replaced in 2019 and the total cost is \$149,500 with \$140,000 paid in 2019 and the balance of \$9,500 to be paid in 2020. The schedule calls for a \$12 increase per unit, per month in 2020 as the reserve fund rebuilds the balance to fund asphalt and other projects in the next few years.
- c) **2020 Budget Ratification.** The 2020 operating budget calls for a \$13 per unit, per month increase primarily due to Water/Sewer increases by the Town. The total increase per month is \$25 from \$390 in 2019 to \$415 in 2020.

Upon motion duly made and seconded, the 2020 budget was approved by unanimous vote.

6. **Election of Directors.** One seat on the Board, currently held by Andre Sheats, is expiring. Nominations were invited from the floor with Andre Sheats nominated by Jean Clegg.

Upon motion duly made and seconded, Andre Sheats 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 6:30 p.m.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

By: Eileen Jacobs