

Annual Meeting of Homeowners

November 5, 2020

The annual meeting of Overlook homeowners was held on Thursday, November 5, 2020 at 6:00 p.m. via Zoom.

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		Sheats	
RJ and Erica	Powers	Unit A-3	•		
Ray	Merry	Unit B-1		Houck	
Mike and Martina	Beckwith	Unit B-2		Houck	
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. **Approval of Minutes**. Upon motion duly made and seconded, the minutes of the October 30, 2019 meeting were approved unanimously.
4. **Financial Report**

- a) 2020 Year End Financials. Management reviewed the 2020 year-end projections, noting that a deficit of approximately \$1,500 is anticipated. Variances were reviewed, noting that Water/Sewer was the most significant budget overrun.
- 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. Although the schedule calls for an increase in the reserves, due to the significant increase required on the operating side, the Board will not increase the reserve assessment.
- c) 2020 Budget Ratification. The 2021 operating budget calls for a \$15 per unit, per month increase primarily due to Water/Sewer increases by the Town. The total amount of monthly assessments will increase from \$415 to \$430 per month.

Upon motion duly made and seconded, the 2021 budget was approved by unanimous vote.

5. Election of Directors. One seat on the Board, currently held by Dan Houck, is expiring. Nominations were invited from the floor with Dan Houck nominated by Tricia Smith.

Upon motion duly made and seconded, Dan Houck was unanimously elected to a 3-year term on the Board. The 2021 Board of Directors is: Andre Sheats, Exp. 2022, Tricia Smith, Exp. 2021, and Dan Houck, Exp. 2023.

6. Other Business. Tricia asked about deck staining. The painting budget for 2020 was capped at \$5,000. The Board and management identified the areas that needed to be prioritized and the siding on the south/west walls were in much more dire need so the decks had to be postponed.

Jean Clegg asked about patio repairs. The Declaration puts responsibility for patios on the individual homeowner. Management will send the language in the Declaration to the Board.

7. 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