

OVERLOOK VILLAGE CONDOMINIUM ASSOCIATION, INC.
BOARD OF TRUSTEES MEETING
OCTOBER 21, 2014

MINUTES

The Meeting was called to order at 7:00PM. Those in attendance were:

Nancy Hess

Sandra Barrett

Tamela Mehesy

Donna Wilner, Matrix Property Management

Anthony Graziani, All Seasons Carpentry

Ms. Barrett motioned to accept the Rapid Pump Service Contract proposal for service of the sewage lift station. The motion was seconded by Ms. Tamela and passed 3-0.

Members agreed the senior engineer should inspect construction of the guardrail on Eastview. Ms. Wilner will speak with the engineer to determine the appropriate times for these inspections.

Mr. Graziani presented his monthly management report noting the privacy fence replacement project has been completed with the exception of the fence located at 961 Treetops as it is attached to the railroad tie retaining wall. Mr. Graziani advised that the split rail fences are cedar and the recommendation is to leave them unstained.

Mr. Graziani advised there is a 22" drop from the rear sliding doors to the ground at units 19123 and 19124 Westview. As these units have retained the original construction and the drop of 22" may be hazardous, the Board approved the installation of railroad tie steps at both locations.

Ms. Wilner distributed her revised specification for rear deck installation. Mr. Graziani advised they are correct. Members of the Board agreed to adopt the revised specification which will now be posted on the website.

Ms. Wilner advised that Mike Pitcher of CST Pavers reported neither he or his associates can provide a definitive explanation of the color difference in the pavers at unit 1483 Treetops. They conjecture that it may be due to the pavers located under the overhang being slightly more damp than those located in the sun at the time the sealant was applied. He is neither recommending or not recommending cleaning the pavers. Members of the Board agreed that the pavers should be cleaned. Ms. Wilner will contact Talon Landscaping.

Members reviewed and approved the modification request form submitted by 24165 Westview for replacement windows.

Members reviewed and approved the modification request form submitted by 741 Upper Way for installation of a rear deck.

Members of the Board discussed the modification request form submitted by 17108 Westview for replacement of the front door. The front door proposed is not in conformance with the approved specifications as there is a shade installed within the glass of the door, the trim differs, and the color brown would be painted over a white door. Ms. Tamela motioned that all door replacements be in conformance with the current specification and the doors be ordered in brown from the manufacturer rather than painted afterward; therefore declining the request submitted by 17108 Westview. Motion seconded by Ms. Barrett, passed two to one with Ms. Hess voting against.

Members approved the proposal submitted by Wastewater Management for wet well cleaning.

Members approved the proposal submitted by Wastewater Management for an electrical repair.

Ms. Barrett presented the monthly Treasurer's report. Ms. Barrett motion to increase the monthly assessment fee by \$10.00 to offset normal inflationary increases. Motion seconded by Ms. Tamela and passed 3-0.

The meeting was opened to the general membership.

Unit owner discussed ADR procedures, the posting of agendas and the posting of Minutes with the Board and management. Owner also asked that the Board address the procedure for storage of firewood.

Minutes from the September 2014 Meeting were approved.

There being no further business the Meeting was adjourned to return to executive session.