

**OVERLOOK VILLAGE CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF TRUSTEES MEETING**  
**February 28, 2023**

**MINUTES**

The General Session Meeting was called to order at 7:00 pm.

Attending:

Barbara Tarchak, President  
Erin Weimann, Vice President  
Jim Bischoff, Treasurer  
Lisa Mulligan, Secretary  
Monique Iacobacci, Trustee

Erin Cautero, Matrix Property Management Group

Ms. Tarchak asked for a motion to approve the January meeting minutes. Action: Ms. Weimann motioned to approve, Mr. Bischoff seconded, unanimously approved.

Mr. Bischoff presented the financial report. The association has a positive net income just under \$24K, which has been driven by snow removal being under budget by \$6K.

Property Management has received estimates for pool repairs. The Board is making a decision on a certified pool operator. New electronic gates have been installed at the pool and tennis court. Entry is controlled via a phone app.

Mr. Bischoff reviewed the new parking rules and stated that the rules and visitor passes have been sent to each owner.

Ms. Tarchak reviewed the 2023 landscaping proposals:

- Native Fields: \$66,107
- Black: \$64K
- Picture Perfect: \$52K
- Mvarski: \$56,500
- ACF: \$62,500

Action: Mr. Bischoff motioned to approve ACF as the landscaping vendor. Ms. Weimann seconded, unanimously approved.

The DCA re-inspection is April 3.

Fines are being sent to those who did not submit chimney inspections.

## **Committee Reports**

Landscaping: Ms. Weimann noted there is no update.

Safety: Ms. Iacobacci stated there is a meeting on Thursday, March 3 at 7:00 pm. An agenda will be sent prior to the meeting. Police presence within the community has increased.

Communications: Ms. Tarchak stated that the communications committee has broken into 2 committees; the web and the communications. The communications committee is focused on emails, newsletters and website posts. Homeowner participation is welcomed.

Pet: Ms. Tarchak stated the Board granted the Pet Committee's request to investigate the costs of professional pet waste vendors. Committee emphasized the importance of new homeowners being made aware of one dog per unit.

Social: Mr. Bischoff stated that a survey was sent to homeowners. The committee is looking for volunteers for a May block party. A notice about an upcoming bourbon tasting will be sent to homeowners.

Ms. Tarchak suggested that the Board contact the CAI for guidance on organizing the governing documents.

## **Community Comments/Concerns**

- A homeowner at 17107 tried emailing the HOA for an orientation session and did not receive a response. Property Management stated they will contact her.
- A homeowner asked if there will be refunds for inspections. Refunds will not be offered.
- A homeowner at 25170 asked about a work order for balcony repair. Property Management stated they would immediately submit the work order.

There being no further business, the meeting was adjourned at 7:29 pm.