

Lazy TH Board of Director Meeting Minutes

1.14.2016

Call to order: 6:04

In attendance: Lynn Dunnington, Nick Hether, Jim Doe, Kirk Hogan, Dana Lozano, Kelli Spokas, and Kathi Cowdrey(LP)

There were some difficulties between the Board and ARC last week. Nick spoke with the attorney and she mentioned that the issue that was raised by a homeowner should have been handled differently. Instead of asking for comments by email, an informational email should have been sent to be discussed at the next meeting in person.

Board status: Jim Doe, Kirk Hogan, and Barbara Kligerman all resigned from the Board of Directors. It was m/s/a to accept their resignations. The covenants require at least 5 people to be on the Board. Al Bantwert was approached about being appointed to the vacant position and he accepted. It was m/s/a to appoint Al Banwart to the Board of Directors. The DRC will be changing also. Kirk and Jim will remain on until June. Bob Crawford resigned due to the fact that he is selling his home and moving. It was m/s/a to accept Bob's resignation. Nick will step in as the 3rd member until June. It was mentioned that the Board and DRC are covered by directors and officers insurance, Dana will call the insurance company and clarify what the coverage actually is. Luna will get a copy of the insurance policy from the current agent and give Dana the contact info. There will be a big need for volunteers at the next annual meeting. Current Board members will start asking around and a notice will also be sent out in the next newsletter.

Section 5.2 of the covenants that speaks about views was discussed. It was determined that not everyone could be pleased and the view is in the eye of the beholder. It is up to the DRC as to how to define that section with each approval. It is not logical to ask every homeowner their opinion.

Nick will be stepping down as president at the annual meeting. Al Banwart will be added to the ballot as he is willing to continue to be on the Board. Kirk will ask his wife if she is interested in being on the ballot also. There could be 1-2 openings to be filled, including that of the President.

Dana is working on getting the CD transferred. She and Nick will need to go into Bank of Bozeman to get their signatures on the current CD at Bank of Bozeman then Dana will have the authorization to close it out and move it to another bank.

Jim Doe will send the fire pond maintenance information to Luna.

The open space cutting can all be done by the farmer that cuts it to keep for himself. The sheep will not be needed this year.

The last Board meeting minutes were m/s/a.

One resident still had not paid their dues. It was m/s/a to send intent to lien.

Vandalism is still an ongoing issue. In the newsletter owners will be encouraged to report any vandalism and Luna will insert a link and/or phone number for owners to report. Dana presented the security camera option for the entrances. It would be \$475 per mount and it includes the camera and installation. It does not include the electric service that would have to be installed. There is a possibility of using solar power. The camera has a 360 degree video range. The cost for the cameras would come out of the contingency fund.

Entrance signs: Mike has 2 or 3 designs that he would like to present at the next board meeting.

Snow removal: It seemed as if the snow contractor plowed a couple times when there was not 2" of snow. Nick contacted them and questioned it. The contractor also mentioned that a homeowner called him to come plow, he was instructed to only take direction from Luna or Nick and to advise any owners to contact Luna or a Board member.

The no parking sign option will be resent out to the Board. Nick was not totally in favor of what was sent. Luna will resend it out.

Luna will send out a newsletter by the last week of January. Letter will include: Board and DRC openings, results of covenant vote, Board meeting and Annual meeting dates, website reminder, and vandalism reminder.

Board would like a notice sent to renters welcoming them to the subdivision and reminding them about the rules. Speed limits and park area use particularly. Currently there are 2 that the Board is aware of. The Bishop's and Olson's. Board would like renter contact info for emergencies.

Meeting adjourned: 7:14 m/s/a