

## **LAZY TH BOARD OF DIRECTORS MEETING**

**April 2, 2018 5:30**

### **Sourdough Fire Department**

Call to order at 5:37 pm

Quorum was met

Board of Directors present: Al Banwart, President; Nick Hether, Vice President; Dana Lozano, Treasurer; Kelly Spokas, Secretary; Lynn Dunnington, Charlotte Colliver, Members at Large; Carmen Matzick, Luna Properties.

Minutes were read from the January 15<sup>th</sup> 2018 board meeting.  
The minutes were unanimously approved.

Dana presented the financials. Dana had questions about the CD's and was going to speak with Shannon Weber of Luna Properties about them. The dollar amount of the cd's were correct, just not the number. There are only 2 cd's not three.

There was a discussion about the Insurance Premium going up. Dana, et all were not happy that it had been billed and then the increase came after the original billing. This issue has been resolved and the HOA is now locked into this rate for the next three years.

Past due account of Brett and Aimee Fontaine was discussed. In February they had promised to send payments in "chunk" payments. Received \$125.00 in March, has an outstanding balance of \$425.00.

The Board would like to have the meeting minutes ready to post on the website no later than 3 weeks after the meetings. The Executive committee will approve the minutes.

Carmen gave an update on the garbage service and the costs from L@L Site Services. Board would like a price comparison with Republic.

There has been a continuing problem with non-operable vehicles parked at 484 Sir Arthur Drive. These vehicles appear to be in violation of the State of Montana Junk Vehicle Law. They are definitely in violation of the HOA covenants. The Newlands have promised to remove their vehicles months ago. Carmen will send a certified letter and ask them when they will get this done.

Andy and Liz Rowe joined the group for the presentation of a new neighborhood trails system. Andy presented a map of the proposed trails and is working on getting cost estimates for the project. The Board as a whole is in favor of adding the trails, but the cost would determine if and when they go forth with the project. It was suggested that Andy write a grant for this to defer the cost. Another factor would be the Insurance and Liability to the HOA. There would need to be signs that the trail would not be maintained in the winter.

Some other ideas brought forth would be to have the Boy Scouts help and have a volunteer "Trail Day" for the subdivision.

The proposed trail would be about a mile loop if Patterson trail was to be used. The slope on Lucille would also have to be redone. The Board of Directors would like Andy to be the Project Manager on this.

Andy will continue to get the necessary facts and this will be presented at the Annual Meeting in June.

There have been snowmobiles on the path at Patterson. It is posted no 4-wheelers or snow mobiles and therefore HOA would not be liable.

It was discovered that Jack did not acquire bids on the chip sealing. Genesis gave an estimate on the road, but the HOA needs the bids to get going on this project. The chip sealing is very spendy and could be \$80000.00 or more. The crack sealing was done last year and the preferred method now is chip sealing. Al will nudge Genesis along to get those bids and Carmen will follow up.

Signs were of discussion and Nick is to contact Kezia about having the people she knows that could do two signs at a affordable cost. It appears that the sign committee has dissipated as of last year.

Nick spoke about the By-laws update.

Topics are: Fines and the procedure to do them and the dollar amount. Nick was asked to spell out the fine schedule, 30, 60, 90 days and to begin with a warning letter. Also a clause of a good faith effort and that there would be allowances made if need be. Make it known the Board will work with the property owners for a favorable outcome.

Board Members cannot be expected to do the handyman projects. If they are willing and available they will certainly tackle some projects, but this is not going to be expected procedure going forth.

There needs to be an updated list of Renters and current information from the property owners.

Website needs to have a password change. This will be presented at the Annual Meeting in May.

The HOA's directory will be moved to the password protected documents along with the previously protected financial records.

Contingency funds clarification: The funds will be used for unexpected expenses, signs, ponds. Dana would like to keep 6 months of operating expenses or ½ half of the operating budget in this fund. This will be a line item on the budget. There is a year's delay on the budget. This line item should cover "most" of the items in need.

The Spring Punch List:

- Cut the pond area first and then have it sprayed for weeds.
- Trees in the common area need Pine Beetle Packets from Cashman's.
- Repair syphon on the drain on North end of subdivision, (handyman to contact Nick)
- Annual Meeting Prep to be done at the May BOD meeting.
- Snow plowing vendors for the next season will be re-visited in the fall.

A motion was made by Charlotte to adjourn. Kelly 2<sup>nd</sup> that motion.

Meeting adjourned at 7:50pm