

Lazy TH Annual Meeting Minutes

6.15.2017

Call to order: 5:36

Quorum was in attendance or by proxy-18 proxies, 21 in person.

An overview of a proposed maintenance RID was given by Jack Schunke of Morrison Maierle. Morrison Maierle oversees all the RID's with the county. The County bids out the management of the RID's about every 5 years. RID's have been around since the 1970's and maintenance RID's since about 2005. Morrison Maierle is paid out of the funds paid to the County.

There are 2 kinds of RID's. A construction/bonded RID is a higher cost RID with a large percentage of interest charged by the county and a maintenance RID that does not have the high interest charge by the county. 65 subdivisions in the county use this type of RID to save for large street repairs and other routine subdivision maintenance work. It is much easier to organize and has minimal set up and continuing expenses. The fund is paid into the county through property taxes. The money paid from Lazy TH would only be used for Lazy TH maintenance. All lots are assessed equally. The county can only charge a maximum of \$500 annually for the entire HOA to have this RID. This would cover their office cost to mail out invoices, collect money, etc. Benefits of this RID are that it is well managed, there is oversite of work that is done by professionals that know about street maintenance, the fee is tax deductible, jobs are bid in combination with other jobs around the county therefor providing a significant bulk savings on costs, inspections of the roads are done every year, and interest is also earned on your money. Every year a report is sent to the members of the RID showing how much money is in the account and project estimates. The HOA maintains a certain level of control. If you choose to have the RID include snow removal you can still choose and work with your own vendor. The HOA is also able to put ~~bulk~~-money from the reserve into the account which could lower the ~~fee~~. You could also include the fire pond maintenance into the RID.

The process to move forward with the Maintenance RID is that an information sheet with the costs and a ballot are sent out to all the owners by Morrison Maierle. The majority of the responses would need to be in favor to go to the next step. Once this is achieved it goes before the County Commissioners. There is then a 30 day comment period for people to protest if they would like. Then there is a final hearing with the Commissioners and if it is determined that there is enough support it passes. Currently the RID is budgeted at about \$530 per year until the overlay is done and then it will drop to about \$360 per year. This is comparable to what your dues would have to increase by to cover these expenses if the HOA were to maintain control of the maintenance.

A motion was brought to the membership to move forward with pursuing the Maintenance RID. The motion was seconded and unanimously approved. Board would like to educate the rest of the owners that were not at the meeting to make sure everyone understands before giving Morrison Maierle the go ahead with the ballot.

Current Street Maintenance: The HOA still needs to move forward with the street maintenance that was planned for this year. After the August assessment there will be enough money to complete the remove/replace and the crack sealing. Chip sealing will also need to be completed either in the fall or spring 2018.

Financials: Dana Lozano went over the balance sheet and current financials. She then went over the proposed 2017-18 budget which reflected the \$700 per year dues. There was a motion to approve the proposed budget. The motion was seconded and unanimously approved.

Expenditure Priorities: 1. Street maintenance 2. Fire Pond needs some maintenance 3. Entrance signs 4. Fence

Bylaws Update: The Bylaws project has been delayed due to circumstances out of the Boards control. 3 owners volunteered to read through the proposal. Elizabeth Stump, Peggy O'Neil, Cory Colliver, and Karen Theilen. The Board has also been working on a fining system for covenant violators.

Board Election: Charlotte Colliver, Pete Schofield, Dana Lozano, Kelly Spokas, Nick Hether, Al Banwart, and Lynn Dunnington are all willing to remain on the Board. No other volunteers stepped forward. Some Board positions would change: Al-President, Nick-Vice President, and Lynn-member at large. There was a motion to approve the Board as stated above. The motion was seconded. 38 voted yes, 1 voted no.

DRC: Jack Watkins, Mike Duceunnois, and Ed Nordby will remain. Andy Rowe also volunteered and the Board unanimously agreed to appoint.

Biennial Garage Sale: August 12

Open Floor:

An owner mentioned that their mailbox leaked and was broken. They were told to go to Ace and pick up a new one then send the invoice to Luna so they could be reimbursed by Lazy TH.

It was mentioned that it would be nice to be earlier on the snow removal contractor's schedule. The majority are ok with early removal, as early as 4am. Thank you to the snow removal company for helping an owner out on one occasion!

An owner brought up the heavy equipment that detours through Lazy TH to get to their property to the south. The HOA can't prohibit but could look into possibly getting a weight limit on the streets, but if you do that the garbage trucks can't drive through.

Fire pond: The fire pond can be used by any subdivision. The HOA could ask neighboring subdivisions if they would like to contribute to the upkeep. The pond currently has an accumulation of material in the bottom and it has been estimated that it will cost about \$10,000-\$12,000 to do the work. Underground cisterns could be an option and cut out future maintenance costs. Jack Watkins mentioned that a former Board looked into it and it was going to cost around \$300,000 to install.

Meeting adjourned: 6:59