Lazy T H HOA Board Meeting

March 1, 2011

Present: Nick Hether, Jean Nedrud, Jim Doe, Jon Koon, Frank Manseau, Linda Price; Phyllis Sangster (DRC); Chris Lynch, Robin Evans, and Tom Stump (property owners.)

President Nick called the meeting to order and went over the agenda.

Jean Nedrud, treasurer, reported that all dues assessments were current. Some homeowners have paid on their 2011 dues. The collection process adopted in 2010 seems to be working well. All current bills for the Association have been paid as of March 1, 2011. President Nick reminded the Board that we will begin the budgetary process at the next Board meeting.

The Board reviewed the proposed letter to be sent to the general membership explaining the Design Review process. They also examined the form created by the Design Review Committee to be used in this process. A motion passed unanimously to accept these documents. They will be mailed to all Lazy T H property owners.

The Board unanimously reappointed Dan Wessol, Barbara Kligerman, and Phyllis Sangster to the Design Review Committee.

The Board chose July 13, 2011 as the date for the next Annual Home Owners Association meeting. Frank Manseau graciously agreed to host the event again. The event will be a potluck with the Association providing the table service and some beverages.

All those in attendance were asked to participate in the contact process for the annual meeting. This will involve contacting 6-8 property owners to either attend the meeting on July 13 or to procure their proxy. Chris, Robin, and Tom agreed to assist the Board in this.

The Board agreed that the Association needs to crack seal the community roads again this year. Frank and Nick will contact Top Notch Coating about this project. There is $2000 in the budget for crack sealing. Top Notch will also be asked how to organize resealing private driveways in the neighborhood as several Board members expressed an interest.

Jim Doe, Frank Manseau, and Kirk Hogan will be a fact-finding committee investigation WHEN we will need to resurface our streets and HOW MUCH this will cost. This will allow the Board to calculate the assessments required for this inevitable event.

Jon Koon has agreed to investigate the preparation of a Lazy T H Association website as a means of communication.

Frank and Nick will look into getting safety covers for the exposed culverts in the neighborhood. Harold Lindvig will be contacted about repair to the head gate on the irrigation ditch.

Discussion took place on how the Association can get a few property owners to come into compliance with the covenants about keeping the culverts that run under driveways unobstructed. One is completely blocked with landscaping materials and several others are obstructed by rocks or overgrown with grass. These need to remain “clear” to prevent road damage. Nick will follow up with Gallatin County on their “standards” and suggestions for enforcement. Discussion will be continued at the next Board meeting.

Frank reported that there is a company who will test the Fire Pond water for cleanliness and flow for $1500. He also informed the Board that the Sourdough Fire Department can use Bozeman water from the fire hydrants in the Meadow Creek Subdivision. Frank and Nick will continue to gather information on this issue. Questions discussed by the Board include: Can we abandon the fire pond? How might this affect our insurance rates? Would the Fire Dept. use the water if it were found “acceptable” for their pumper trucks? What other “upgrades” would be required to bring the pond into compliance? How much will this all cost and is it worth it?

Chris Lynch asked what the Board policy was on having pet chickens in the neighborhood. Phyllis said this would require a structure which would need to go through the DRC. The Board recommended that Chris utilize the new DRC form and the Board would give it due consideration.

Mr. Lynch also asked if there was an objection to having a community garage sale. There was none so Chris will pick a date, share this information with the other property owners, and place the advertisement in the newspaper.

Frank reminded the Board about using haying as a method of weed control. Nick and Frank will contact Don LaPlant and Harold Lindvig about haying the vacant lots and common areas in the subdivision.

Nick will contact Sean Olson about spraying weeds in the common areas. All property owners will be encouraged to take care of weed issues on their individual properties at the annual meeting.

Nick and Frank will contact the irrigation ditch owner, Dave Kraft, for permission to spray the weeds on either side of the irrigation ditch. Hopefully this will prevent plant material from obstructing the ditch flow.

The next HOA Board meeting will be April 5, and 7:30 PM at Nick’s house.

Respectfully submitted,

Linda Price