Lazy T H HOA Board Meeting

September 26, 2013

Present: Nick Hether, Jim Doe, Frank Manseau, Larry Biladeau, Lynne Dunnington,SuzAnn Haney and

Phyllis Sangster (DRC), Jane Hoskins and Mike Ducuennois.

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

approved from the previous two meetings. Larry called the motion to approve minutes

and Frank seconds them. This motion passed unanimously.

Larry explained treasury report and talked about a new figure, balance forward.

Larry will get a list of unpaid HOA dues to Nick by end of September. Frank approved

motion to pass treasury report and SuzAnn second. The motion passed unanimously.

SuzAnn put in a request for a recorder to help with minutes. Lynne approved the motion to

buy a recorder, Frank seconded.The motion passed unanimously.

Frank explained that the street signs have been ordered from Signs of Montana.

Jim will follow up on street signs for Frank.

Status of liens of two lots has been taken care of, Lot 12 paid and lot 31 has been sold.

Larry approved a motion to validate this year’s deadline for undeveloped properties

and Lynne seconded. The motion passed unanimously.

Planning for 2014 budget: Nick brought up we may be able to lower the assessments next

year and still increase the savings for street repair. Nick suggested we create a sub-group

to consider how we might accomplish this. Larry, Frank, Jim and Mike will look into this.

Mike talked about the budget he suggested to pay off items and then divide any extra

funds into other budget items, or return to home owners by means of lowering fees.

Committee will take items to annual budget meeting.

Review of meeting with attorney 8/1/13: On 9/3/13 the attorney filed convent changes.

Nick e-mailed the board members the attorney letter giving follow up to questions at annual meeting.

A home owner is renting part of their home on VRBO as a vacation rental. Nick suggested a couple board members

talk to the home owners first. Nick and Lynne will talk to home owner abut convent rules for

renting rooms. Nick brought up that the attorney cautioned using mail boxes for HOA business

without postage. Jim had information from post office about bulk mail. It is a federal statue that

we can not put flyers in mailboxes. Jim suggested we change to bulk mail. Nick and SuzAnn will

be looking into this and report at the next board meeting.

Future board meetings:

* 11/7/13
* 1/9/14
* 2/20/14
* 3/27/13
* 5/1/14
* 6/5/14

Thursdays at 6PM. Nick will send out list again.

Nick brought up the idea of hiring a professional manager for sub-division.

Nick and Phyllis will check out fees for managing sub-division.

Jim will finish work on sub-division directory.

DRC business: Validate DRC approval of building lot #18, Frank made a motion to approve and

Jim seconded. Board appointed Jim and Kirk Hogan to DRC. Frank made a motion to approve and

Larry seconded. The motion passed unanimously. Phyllis, Jim and Kirk are on DRC committee. They will check laws and revise procedures for getting information back to the board.

Lynne shared the color changes on the outside of her home. She will bring this to

the DRC.

Undeveloped property- Terrance Loop has not paid assessment. Susan Swimley will look

into this matter. Board approves next step with Susan Swimley.

Jane Hoskins brought up that the board needs to thank the DRC committee for

their service. Jane talked about the ditch that runs on her property and how

it has not been kept up and there is water that builds up around the culvert,

like a small pond. Mike offered to look into easement issues and look at how to

help Jane’s water issues.

Nick opened up discussion about how to make annual meeting run better.

No suggestions were made, most thought meeting went well.

Jim made a motion to adjourn meeting and Larry seconded that motion. The motion passed unanimously.

Respectfully submitted,

SuzAnn Haney