

LAZY TH ANNUAL MEETING
Monday June 11, 2018
5:30 pm
Sourdough Fire Department Community Room

Meeting began: 5:35pm

Quorum was met with 23 attendees and 19 proxies

Nick Hether led the meeting in Al Banwart's absence.

Dana Lozano presented the financials.

- One of the Lazy TH CD's was cashed and put in the operating account for the chip seal project.
- The RID will take over and the funds will be utilized.
- Dana also broke down the amount of the HOA funds. The total was \$128,058.86.
- The Chip Seal date has not been determined, but it will take place sometime this summer.
- Dana explained the "proposed" 2018-2019 budget. Nick also explained why mowing was less this year due to the fact that a farmer was hired to put up the hay. There were safe Herbicides applied for the eradication of the weeds in the hay.
- There is now about \$34,000.00 in contingency for new signs and pond reclamation when the need arises.
- The Board of Directors has decided not to put the pond maintenance in the RID as it was too expensive.
- The vote was unanimous for the approval of the 2018-2019 Budget.

The Rid will go into effect in November. There will be a special "line" item on your tax notice for this.

Nick gave an update of the bylaws that he has been working on. Nick has requested two volunteers for help with the review. Two members are agreed to review. They were Peggy O'Neil and Karen Thielen.

Board Elections:

Nick Hether will be the new Board President and has volunteered to do so for 1-2 years MAX. The remaining Board Members are to stay on in current positions with Al Banwart as Vice President. Brice Pufahl volunteered to be a Member at Large joining the Board of Directors.

The Lazy TH HOA Board for 2018-2019 will be

Nick Hether – President
Al Banwart – Vice President
Dana Lozano – Treasurer
Kelly Spokas – Secretary
Lynn Dunnington – Member at Large
Peter Schofield – Member at Large
Brice Pufahl – member at Large

Signs:

Ed Norby talked about signs and had a picture of a great sign that would be nice for Lazy TH. Ed and Kezia Engell to work on this project.

Ed Norby also heads up the DRC Committee. Ed stated that all were welcome to join this committee. Jack will continue to assist. Shawn Olsen and Andy Rowe agreed to be the alternates on the Committee. Ed Norby will be the key contact. 406.600.8597 The Board voted unanimously to appoint Ed Norby, Jack Watkins, Mike Ducuennois to the DRC with Shawn Olsen and Andy Rowe as alternates.

Andy spoke about the proposed trail. Would like to see volunteers build and work on this. Andy thought the best approach would be doing it in phases. It was brought up that this project is very appealing for prospective property buyers.

There was an estimate of \$160.00 cost per lot to do the trail work.

Some things that were brought up for the trails discussion were liability issues, additional insurance, signage, dogs on the trails. There was a show of hands that the residents would like to continue looking into this project.

The construction would have to have a special assessment implemented and a separate line item for trails maintenance in the budget.

Open Floor

Burning needs a special burn permit. No trash burning, just leaves and branches.

Barking dogs at horses. Residents were advised to call Animal Control about nuisance animals.

Was requested to find a "Official Mail Box" that would all match. They will find a supplier of these mail boxes.

Website will become password protected. Details will be sent out once set up.

Meeting was adjourned at 7:00 pm

