

Lazy TH BOD Meeting Minutes

1.8.2015

6pm

Call to order: 6:03

In attendance: Lynn Dunnington, Nick Hether, Bob Crawford, Kirk Hogan, Larry Biladeau, Jim Doe, and Kathi Cowdrey (LP)

Minutes from the 10.9.14 board meeting were m/s/a.

Reviewed financials: Luna will email out copies, there was nothing out of the ordinary on them. Lot 7 still has not paid nor attempted to contact Luna in any way. The board m/s/a sending Lot 7 to collections. The board would like to be more proactive in getting assessments paid. If collections do not work, they may look into foreclosure.

Covenant violations: Luna has sent out a couple letters this last month and the owners did not remedy the situations. Luna sent out warning letter number 2 to both the owners last week. The board would like to get more teeth with covenant violators to prevent community decay. It was wondered if we could pull on the Gallatin County Regulations to combat some things like the junk cars and bad yards. Luna can send out the regular violation letters and then also contact the County about the offenders and get them to send something also. The board is interested in a fining resolution. Luna will email out a couple samples to the board to look at.

The board would like a speeding letter sent out to Casey Guilatte at 619.

On lot 59 there seems to be a junk car. Notify the owner it needs to be moved or we will have the county tow it.

Board would like to see about getting neighborhood watch signs installed.

Street Markings: The bid from Another Peter's Painting was about \$100 per intersection. The board will think about what they would like painted and come to the next board meeting with ideas.

Snow: All Seasons mentioned that they would be able to handle the major snow events this year. Luna will call and get the hourly rate.

Website: John, who set up and manages the website, is still paying the annual fee for the website. Nick will contact him and get an invoice so he can be reimbursed.

Fire Pond: It has been determined that the pond is not leaking. The fire department has been using it. The board will need to keep an eye on the cattails, etc... Luna can also check on the drive throughs.

Asphalt: Need to wait until snow melts to get bids. It snowed right after Luna had contacted vendors to bid in the fall. It was mentioned about the possibility of putting some boulders on the corners of the streets to help prevent erosion.

Board: As mentioned at the last board meeting, SuZann no longer wishes to be on the board and Nick is good with staying on the board, just does not want to continue as president. Lynn would like to remain. Jim and Kirk would like to be on the DRC. Larry will remain as treasurer. Volunteers will be solicited in the next newsletter.

Welcome Letter: Luna will send the board a sample of a homeowner welcome letter.

Covenant Review: First meeting is set for Monday, January 12th. Dana will be participating and Nick will mention her possibly being on board.

Newsletter: Board would like another newsletter sent out in late February or early March. The letter should include: annual meeting reminder, board meeting schedule, biennial garage sale info(Aug 8), request for board volunteers, status of covenant project, solicit for final email addresses, fire pond report, traffic concerns, culverts.

Culverts: Frank has a list of all the owners that need to clear out or install culverts. He will get that list to Luna so letters can be sent out with a deadline for fixing.

Sheriff: Luna will call the sheriff's office and ask if they could step up their patrolling of the area to deal with speeders and the recent vandalism events.

Signs: When installed have handyman use an epoxy putty so the signs cannot be removed. The board would also like the other signs looked at and epoxy added to them if not already there.

Next board meeting will be April 9th, 6pm at the Fire Station.

Meeting Adjourned: 7:15