**Lazy TH Board Meeting**

 February 20, 2014

Present: Nick Hether, Larry Biladeau, Lynn Dunnington, Frank Manseau, Jim Doe, Phyllis Sangster, and SuzAnn Haney. Kirk Hogan was not present.

* Nick called the meeting to order at 6:36pm with a quorum of board members present.
* Nick went over items to be discussed at the meeting. Jim called the motion to approve the minutes from the January 9, 2014 meeting and Frank seconds the motion. The motion was passed unanimously.
* Treasury Report: Our balance on hand is $ 98,226.46 of that $ 77,603.33 is spoken for and in the designated funds. That leaves $ 20,623.13 in unencumbered funds. If we subtract what we have not spent on 2013 budget we have $ 11,895.00 contingency fund balance. This fund is set up for emergency funds. Larry recommendedhaving $10,000.00 in the contingency fund with a max of $ 15,000.00 in this fund per year. The board talked about putting any extra funds in street repair. The board discussed itemizing lines on the budget. SuzAnn called the motion to approve the budget and Frank seconds the motion. The motion was passed unanimously.
* Nick discussed that we need to set a due date for HOA dues in 2014. Our covenants state we need to give our members a 60 day notice for annual assessments and our special assessment a 90 day notice. When we send out our post cards for the annual meeting we would be letting members know of the notice of the meeting and dues. September 30, 2014 would be the 90 day notice needed for both assessments after our June 18, 2014 annual meeting. Nick made motion to make September 30, 2014 the notice for annual and special assessment and Jim Doe seconds the motion. The motion passed unanimously.
* Nick recommends we break out the dues into a specific amount for special assessment and a specific amount for HOA dues for each member at the annual meeting.
* Larry brought a proposed budget for the future. We started a discussion whether to drop the HOA dues or put theexcess money inthe streetrepair fund.Nick stated the attorney recommended we ask members of the HOA if they would like to put any excess funds into street repair. It was brought up at a previous meeting by a member that we do not take in more than we spend. We are discussing that we know the street repairs will be pricey and we are trying to plan for the future and we need an emergency fund. Jim brought up that we need an overhead projector at the meeting so the members can see exactly where money is spent and where money is being designated in different funds. Nick recommends we send out budget ahead of time to members to view beforethe annual meeting. Larry will make line item changes to budget. We will continue to discuss these facts at a future board meeting.
* Nick passed out a flyer from Luna: a managing company. The board will be discussing this at a future meeting. Nick is calling several companies to get bids. Nick will see if Luna will talk to us at a future meeting. We will ask for references and a few board members will make calls.
* Nick updated the board about the meeting with the attorney in February. There isan undeveloped property owner who is refusing to pay dues. This particular owner is an attorney. Our attorney recommended that we do not pursue them this year due to the fact the attorney fees will be more than the dues andif they do not pay up by next year the board will have other options to discuss.This will be setting precedence on how we will handle all members who do not pay dues.
* The attorney stated ourcovenants do not have the teeth to deal with the issue of rentals in our subdivision. The board will be dropping this issue.
* Nick stated the snow plowing and road grating trade is done with Mr. La Plant. Dean Robertson was the contact and he could not start the machine. Nick contacted a new vender who will be providing the snow removal service. Jim will be talking to Terrance Hofer to see who he is using tocut hay and Nick will be calling Dave Kraft and John Coon. Nick will also be writing Mr. LaPlant a thank you letter for previous service.
* Nick passed a list of ideas for the board to think about regarding the Terrance Hofer land development. He may be talking to us in March or April.
* Nick will be sending a letter to the property owner that is leaving his parked car on the street.
* Nick talked about duties we need to be done for summer:
* Lynn volunteered to check into mowing or using sheep. Jim will work with her. Jim will also call Evergreen mowing. Nick will do follow up on weed spraying with Care and Quality spraying. Jim will work with Western Conservation services with respect to weed control in the pond.Jim to work on crack sealing. Jim and Nick to work on mowing around the pond. Kirk and Nick will work on pump test. Nick will call Vandyke Drilling to take care of well service.
* There will be three notices going out to home owners regarding the annual meeting. The first notice will be sent out first part of March, the second end of April and the third notice with details of meeting which will be held the first part of June.
* The issue of sending out board meeting notices by email was brought up and ideas will be addressed at future meetings.
* Cleaning out the culverts was brought up and further discussion will take place.

Next meeting is planned for March 27, 2014.

Meeting adjourned 8:15pm.

Respectfully submitted,

SuzAnn Haney