**Lazy TH Board Meeting**

 **March 27, 2014- 6:00pm**

Present: Nick Hether, Larry Biladeau, Lynn Dunnington, Jim Doe, Frank Manseau, Phyllis Sangster, Kirk Hogan, SuzAnn Haney and Luna Properties representatives, Shannon Weber and Kathi Cowdrey.

Shannon Weber and Kathi Cowdrey gave us a presentation about their company and what a management company could provide for our HOA. Jim made a motion to move forward with Luna and start the process of gathering the information for presenting Luna to the HOA members at the annual meeting. Kirk seconds the motion. The motion passed unanimously.They will be joining us at our annual board meeting to make a presentation to the HOA members.

Jim made a motion to approve the minutes of the board meeting on February 20, 2014 and Larry seconds the motion. The motion passed unanimously.

Rental issues have been brought up again, the board is trying to deal with the continuing rental issue. We received an inquiry from a real estate broker from Caldwell Banker asking if a property can be developed as a vacation rental. We, the board, do not think this should happen. Nick brought up we need to address this with the HOA members. Kirk brought up that we should have the covenants amended by the annual meeting so the HOA members can vote on the rental issue. Jim and Nick and Frank will be meeting with Susan Swimley about our covenants andher ideas of wording the changes in the covenants so all the home owners are protected. We will be following up with more discussion at the May 8th meeting.

Nick asked that board membersto lookover the current bylaws and covenants.

Treasury report: Larry discussed the current budget report. Nick will send a reminder letter to the undeveloped lots who have not paid their dues. We discussed that we will have two budgets for the HOA members to see at the annual meeting, one containing Luna fees. SuzAnn made motion to approve treasury report and Kirkseconds the motion. The motion was passed unanimously.

Lynn to meet with Riley Wilson to discuss the sheep. Jim will help as needed. Jim will check with Rob Kunze on the haying project. Kirk brought up do we still want the green space bladed.Nick will check on fire pond issues and let Kirk know. Projects assigned at last meeting are still in progress. Jim discussed that the board needs a copy of everyone who does work for our subdivision on a contact list so we have access if needed.

Next meeting is planned for May 8, 2014 at Jim Doe’s home.

Meeting adjourned 7:30pm.

Respectfully submitted,

SuzAnn Haney