

Lazy TH Board of Directors Meeting Minutes

9.29.2016

Call to order: 5:39

In attendance: Lynn Dunnington, Dana Lozano, Kelli Spokas, Al Banwart, Charlotte Colliver, and Kathi Cowdrey (lp)

Minutes from the last Board Meeting were m/s/a.

Financials were reviewed. Board would like a statement sent out to past due accounts with a warning about late fees.

Cash flows analysis and street repair timeline: After the onsite meeting with the engineer and a county roads representative it was determined that a chip seal can add 10-12 years to the life of a road and can be done two times. Board would like to do the remove/replace, crack seal, and a chip seal next year. A bid will be requested in January. Remove/replace and crack seal would be in the spring, chip seal would be in the fall. High Country Paving and Knife River were two companies that could be contacted. The Board wants to make sure that the cracks to be cleaned out and have a hot application with pressure.

Insurance: Dana passed out declarations of the current policies which have a \$1000000 limit for Directors and Officers and the cost is \$1690 annually. To increase the limit to \$2000000 it would be an additional \$800. State Farm's quote is \$1405 for \$1000000 and \$1822 for \$2000000. Luna will look at another similar HOA to see what their coverage is.

Fire Pond: It has been brought to the Boards attention that there could be up to 3' of sediment in the bottom of the pond. The HOA had a diver go into the pond 3-5 years ago and there was not any sediment. Where is it coming from? HOA would like a 2nd opinion. Luna will contact Bill Dryer with HKM Dowl, the engineer that did it previously, and have him come and assess. They will also be asked what kind of damage will happen to the liner by digging out the sediment. The fire department has not said anything about it not working. The Board would like to see other homes outside the HOA that benefit from the pond to participate in paying for it. Luna is currently dealing with this kind of situation in anther HOA and they are working with the County Commissioners to form an RID to pay for the pond maintenance. The Board will wait and see how it turns out with the other HOA.

Street Repair: At the street meeting an owner suggested getting a second opinion. The Board feels the report is very good and there is no need for a second opinion.

Signs: Al would like to see better address signage. These suggested "911" signs are vertical and more visible for emergency vehicles. The posts would be put at the end of the driveways and have reflective material on them. It could be a suggestion to homeowners, it would not be mandated. Al will draft a note for the newsletter.

Subdivision signs: Are on hold right now. Money is tight, especially if the pond needs to be dealt with soon.

Prioritize expenses: 1. Street 2. Pond 3. Fence (rails need to be put back up) 4. Entry signs

Covenant enforcement: Same issues, 499 Terrance Loop-wood pile, is it 30' from the lot boundary?; 193 Lucille-parking in yard, weeds; 22 Lucille-dog loose and barking.

Bylaws: Nick has asked for volunteers to look at different sections. Meeting will be in Oct/Nov.

Newsletter: street repair update, Board meeting schedule and 2017 annual meeting date, reminder of 2017 dues increase, website, barking dogs, by-laws status, address post info.

Meeting adjourned: 6:48