**Lazy TH HOA Minutes**

**Meeting, June 17, 2014**

On June 17, 2014 at 6:00 pm 24 property owners were present for the meeting in person and 25 were present via proxy which was more than the 34 needed for a quorum.

The meeting was called to order by Nick Hether, President of the HOA, at 6PM.

Annette Bratke asked to add an agenda item.

**Agenda Item #1: Hiring a professional HOA management firm**

Nick presented reasons for hiring a management firm:

* Provide a better continuity of records
* Present information about laws that apply to our HOA
* Enforce covenants
* File liens when necessary
* Keep track of the books, and etc.

Nick indicated that the cost would be $5900/year and would not involve an increase in the member dues

A discussion by HOA members followed.

A motion was made by Ann Schrader to hire the management firm, Luna. The motion was seconded by Deb Gay. Tom Stump asked to table the motion until we reviewed the budget.

**Agenda Item #2: Review of the budget**

Larry Biladeau, Treasurer, went over the 2014 budget. He indicated that the dues for 2015 would be $500, a decrease of $25. He also indicated that the unencumbered amount was $15,492, which the board suggested we leave as is to cover unforeseen expenses that might arise.

Some members questioned the $25 decrease in dues. Nick explained the board’s reasoning on this. There was also some concern about whether or not we were putting enough money away for road repair in the future. Nick said the board had an engineering firm evaluate the road. It found the road to be in very good shape and suggested we continue routine maintenance every year. The engineer’s report will be posted on the web site.

It was suggested that the motion to hire the management firm be amended to say the HOA would hire Luna for one year. Ann Schrader amended her motion. Deb Gay seconded it. The motion passed unanimously with no dissenting votes.

A motion was made by Annette Bratke to accept the budget. Clarice Skogley seconded the motion. The motion passed unanimously with no dissenting votes.

**Agenda Item #3: Enlarging the Lazy TH subdivision**

Mr. Terrance Hoffer has withdrawn his plan to develop the remaining 28 acres adjacent to our subdivision.

**Additional agenda item**

Annette Bratke presented this item for Al Hermada who lives on the lot which is next to Terry Hoffer’s and borders the Lazy TH subdivision on the east side. He says he gets a lot of garbage [and occasional lawn ornaments and grass clippings] along his fence line. The garbage blows in from trash cans in our subdivision. Robin Evans suggested the board send a note to all households in the subdivision to ask them to: secure their garbage can lids [Colleen Olsen indicated duct tape works well]; dispose of lawn clippings properly; and, keep track of lawn ornaments.

**Agenda Item #4: Re-writing the covenants**

A discussion ensued about issues which have arisen because of poorly written and unenforceable covenants. These issues include but are not limited to: rentals, motor tracks, and a lawyer who owned an undeveloped lot. The board recommends the covenants be reviewed and re-written if necessary. Nick asked for volunteers to work with the board on this; he emphasized that this process would take a lot of time and work. The following members volunteered: Robin Evans, Alex Chimbos, Al Bamwart, Greg Rice, Paul Bosshart, and Barbara Kligerman.

Greg Price made a motion to review and re-draft covenants. Ann Schrader seconded it. The motion passed unanimously with no dissenting votes.

**Agenda Item #5: Election of board members**

Nick indicated that all present board members were willing to serve for another year. Annette Bratke made a motion to elect the present board for another year. Clarice Skogley seconded it. Of the homeowners present, 24 were in favor, 0 against. Of the proxies, 18 were in favor, 7 [Nick’s] were against. The motion passed.

The meeting was adjourned.