

Lazy TH Annual Meeting Minutes

6.23.2016

Call to order: 6:05pm

Only 23 members were present in person or by proxy. Meeting converted to a Board Meeting.

The Board went through all the items on the Annual Meeting agenda.

Street Report: Genesis Engineering was hired to do a street assessment in Lazy TH. The report gauges the lifespan of the road and maps out the necessary maintenance and estimate cost for the next 27 years. The Board just received the report this week and is going to set up a time to go through the report with Genesis to gain a better understanding of what the report indicates and line out priority items. A road matrix and timeline that included a time frame for repairs/maintenance along with estimated costs was handed out. This matrix indicated that an additional \$700 per year/ per owner would need to be paid in order to keep up with the costs of the necessary maintenance. It was mentioned that an RID could be used through the county. A loan would be made with the County and they would incorporate the payments into the property taxes. The County will charge 30% of the loan amount to go this route. The subdivision to the south could be forced to be included into the County debt, however. It will be good to have the engineer come out every year and do a simple assessment to determine the actual degradation trend. Blocked culverts, sprinklers watering the road, and traffic weight/frequency were all mentioned as contributing to the roads health. Once the Board has met with the engineer another association meeting will take place to go over the report.

Financials and Budget: Dana Lozano reviewed the balance sheet. There were no questions. Dana then reviewed the proposed 2016-17 budget which indicated keeping the dues at \$500 for the next fiscal year. There were no questions. Budget could not be voted on since there was not quorum for the annual meeting.

Entrance Signs: It was decided at the last Annual Meeting to look at improving the entrance signs to Lazy TH. Majority wanted something more substantial and made of nicer materials. Mike Ducuennois came up with some ideas and costs and presented them to the Board. The estimates were higher than anticipated so the Board wanted some more research on other options and asked for volunteers to help Mike. Andy Rowe and Kezia Engell stepped up to help Mike. The Board would like to keep the cost under \$10,000 total. Sign requirements: easily repairable (vandalism), not plywood, not painted, Lazy TH with no "Estates". Board likes the idea that Luna showed them: metal signs with the name etched in and a silhouette of the mountains cut out mounted to treated posts with dark iron hardware.

Board Members: Nick Hether has been on the Board for 9 years, 8 years as President. He is willing to remain on the Board for one more year as a member at large for the transition. Since Luna has been hired the work load of the Board is very manageable. Thank you Nick for doing a great job!!! The Board does need to appoint a new DRC. Previous members Bob Crawford moved, Jim Doe resigned, and Kirk Hogan resigned. The DRC will deal with new construction, fences and structures. Jack Watkins, Mike

Duceunnois, and Ed Nordby volunteered to fill the 3 vacant positions. The Board m/s/a their appointment.

Bylaws: The Board has met and have been reviewing bylaws for Lazy TH. They could really use about 4 volunteers to help read through the proposed covenants and comment on them. No volunteers stepped forward.

Open Floor: There was a concern about weeds on properties. Nick indicated that lots were being dealt with. They had been sent letters and were communicating with Luna. 499 Terrance Loop was mentioned-unsightly woodpile, parking, gravel pad.....Nick informed them that they had received more than one notice from Lazy TH and had been recently turned over to the County for violating the Community Decay ordinance. Blocked culverts are also an issue being addressed. Al Banwart mentioned that residents check to see how well-lit their address numbers are at night. There was an emergency situation in the subdivision a bit ago and emergency personnel had a hard time seeing address numbers.

Another Annual Meeting will be scheduled for later in the summer.

Meeting adjourned: 7pm