**Lazy TH Board Meeting Minutes**

May 8, 2014- 6:00pm

Board and HOA members present: Nick Hether, Larry Biladeau, Jim Doe, Frank Manseau, Kirk Hogan, Phyllis Sangster, Jack and Barbara Kligerman

Also present: Lazy TH developer Terrance Hoffer and his engineer Mike Balch from C&H engineering

Mr. Hoffer outlined his plans to develop his land immediately east of the present subdivision as an extension of Lazy TH. We discussed several aspects of the proposed development with him. The consensus the board reached after Mr. Hoffer left was that it would be advantageous for new development could become part of the existing Lazy TH, but that such an event would need to be voted on at the annual meeting in June. Mr. Hoffer offered to attend the annual meeting to present his proposal and to answer any questions HOA members might have. In the discussion Mr. Hoffer agreed to several points enumerated here:

* To pay for re-writing the existing covenants to accommodate and correct identified deficiencies and to include the following initial, but not complete, list of changes, which were discussed with him
	+ New construction to have 3 stall garages, basements to be prohibited, minimum 1,900 sq ft ground floor area
	+ Developer’s personal home property to join HOA as a full paying property with voting rights; developer’s lots to have no voting rights until the lots are transferred to a new owner; developer to pay for fire pond maintenance and snow plowing in proportion to the number of lots in each portion of Lazy TH; developer’s lots to pay no other fees and when they are transferred to new owners they will be subject to all HOA fees and assessments
* To pay for the paving of the fire pond approach area as long as it is done at the same time as the paving of the street in the Lazy TH extension

The minutes of the March meeting were approved.

We reviewed the status of discussions with Luna property management and agreed to recommend hiring Luna at the HOA annual meeting.

The Treasurer’s year to date status report was reviewed and approved.

Larry presented a proposed budget for the 2014-2015 year that included a management fee for Luna and no increase in the assessments. We approved the proposed budget for presentation at the annual meeting.

We discussed logistics for the annual meeting and agreed as follows:

* It will be a business meeting only - no pot luck meal - we will have snacks & beverages
* Location Nick’s house, Larry agreed to supply his large awning shelter
* The agenda, in order, will be
	+ Hiring a management firm
	+ Budget presentation
	+ Terrance Hoffer’s Lazy TH extension proposal
	+ Covenant re-write, including the rental matter as a sub-issue
	+ Elections

Follow up actions

* Jim will have a proxy chasing plan for the 6/5 board meeting
* Larry will print envelopes to mail proxy’s & meeting announcements
* Larry & Kirk will obtain sample covenants from other sub-divisions
* Nick will prep an annual meeting announcement & send to other board members for review

The meeting adjourned at 8 pm.

The next board meeting will be Thursday, June 5 at 6:00 pm at Nick’s house.

Respectfully submitted

Nick Hether