Lazy TH Board Meeting

November 7, 2013

6:00pm

Present: Nick Hether, Larry Biladeau, Lynn Dunnington, Kirk Hogan, SuzAnn Haney, Frank Manseau, Phyllis Sangster and Colleen Olsen and James Barton

* Nick called the meeting to order and went over agenda. The minutes were approved from the previous meeting on 9/26/13. Frank called the motion to approve minutes and Larry seconds the motion. The motion passed unanimously.
* A card was signed by the board members to thank Benjamin Wollant for his work on the signs in the neighborhood.
* SuzAnn will work on a Thank you letter to the past DRC committee.
* Larry went over the Treasurer’s report. Lynn called the motion to approve the report and Frank seconds the motion. The motion passed unanimously. Larry talked over projected budget ideas and Larry, Frank, Jim and Mike will get together to brain storm ideas on budget. Liens outstanding- all resolved.
* SuzAnn reported on the post cards that were sent to all owners living in the Lazy TH estates. Currently the pre stamped cards cost .36 cents to buy. Bulk mail required a fee plus sending out 500 pieces at a time. We talked about trying to get owners to check web site for up coming meetings and board minutes. We will send out cards before each meeting until we come up with alternate ideas. The web address will be added to the post cards.
* Colleen Olsen talked about her renter signing a lease till May 2013. The Olsen’s did pull the property off the VRBO web site. HOA guidelines state Lazy TH estates homes are single family dwellings. Nick, Lynn and Phyllis will look closer at the covenants and will speak to an attorney. This information will be brought to the next meeting. It was discussed that this subject of renting part of the homes to non-family members will have to be brought up at the annual meeting and voted on.
* There have been some complaints on motor cycle’s noise in the neighborhood. This will be discussed at the January meeting.
* Lot 51 is against the covenant changes and because of this objection there will be a refile cost of 1,000.00 dollars.
* Nick and Phyllis met with a professional HOA management company and talked about what they can do for us. They basically do most of the duties the board is doing now and charge amonthly fee. Colleen Olsen made some suggestions on how to engage home owners to help out with the duties of managing the HOA. She suggested having a block party where people come and have fun together and then ask them to take on tasks needed to run the HOA. It was brought up about having a welcome committee for new residents.
* Nick discussed that Terrence Hofer called him and wanted to incorporate land east of us for a Lazy TH 2. He may be talking to us at the January meeting. Nick will check into this.
* Nick and Frank will be talking to Chris and Deb Newland about the pick up parked on the street.

Meeting was adjourned at 8:30 pm. Respectfully submitted,

SuzAnn Haney