Lazy TH Board Meeting Minutes

October 9, 2014

6pm

Meeting called to order: 6:01

In attendance: Lynn Dunnington, Larry Biladeau, SuzAnne Haney, Bob Crawford, Jim Doe, Nick Hether, Frank Manseau, and Kathi Cowdrey (Luna Rep)

Financials-The financials look good. Money was transferred into a CD before the accounting was handed over to Luna. They board would like a report like Larry would provide previously. Kathi would show the report to Andrea and if she has any questions about it she will contact Larry. Scheiner looks to of paid, Luna did deposit the check, will have to see if it actually cleared. It was decided to add Lyn and SuzAnne to the checking account as signers so more would be available if needed.

Ditch- Jim’s neighbor expressed some frustration regarding the upkeep of the ditch and the HOA’s responsibility regarding the upkeep of the ditch. She is worried about her home flooding. This was an issue with this home before she bought it, flooding had occurred and the subpumps were replaced. All the builders were advised against having basements due to the high water table. Nick and Kathi had a conversation with Susan Swimley regarding the ditch matter. Susan advised the HOA not to take on any maintenance of the ditch. The covenants do not state the HOA needs to maintain the ditch area in any way. The ditch does not belong to the HOA. The owner of the ditch is who is responsible for the maintenance. It has been determined that the long grass does not affect the flow of the water.

Meeting Follow-Up With Attorney-Nick also asked Susan about the covenants regarding lots 5, 6, and 7. Susan strongly advised not to try to change any of the exemptions that are allowed with those lots. The owners purchased those lots with the exemptions and you could run into a lot of issues if the HOA tried to change those exemptions.

Snow Plowing- We no longer have our big road grader contractor. Last year the HOA needed extra snow removal 2 times. Christopher Trucking was expensive. All Seasons is the normal contractor so maybe they would be willing to give a bid for the bigger events. If it is less than $1000 per time the HOA may have them do it. A quote should aslo be solicited from Christopher Trucking. Maybe, with advance notice, they will be less expensive. Luna will contact both All Seasons and Christopher Trucking for bids.

Fire Pond-Weed control was done to the pond. The cattails are dead, the algae is not done yet. This will be completed later in the season. There was a question whether to use blue dye or not. The fire department did not recommend it; they feel it may hurt the equipment. It was suggested to get Western Conservation on retainer to help maintain the pond. The weeds really need to be gone. Jim will give Kathi the contact info for Western conservation. Ron will look into the blue dye issue; the dye would be the best option for killing the algae and weeds. The NWE bill for the pump seems to be a little high. Maybe it was due to the fire department coming out and using the pond. Will keep an eye on the next couple bills. Someone will go check the meter. There may be a leak.

CCR Enforcement-Kathi submitted her CCR drive thru report. The approval was given to send out a handful of letters to owners not in compliance. The next issue to tackle will be the culverts. They need to not be blocked. On the next drive thru Kathi will note the blocked culverts and get letters out to those owners.

Cracksealing-The board would like to get this done this coming spring. Luna will get bids. Suggested vendors were Apex, American Sealcoating, and Baily Paving.

Traffic Safety-Lyn brought up the safety of the pedestrians and bicyclists in Lazy TH. There are a number of cars that speed through the neighborhood not abiding by the posted speed limit. Ideas were suggested: write down the license plate number and report to county, call county to set up speed traps, stop the driver and confront them, paint markings on the street to warn about driving slow, maybe post more signs. Luna will check the cost of doing pavement markings.

Board Continuity- Nick would like the board to make a decision about staying on the board by January. SuzAnne would like to step down, Nick will stay on, but not as president.

Newsletter-It was suggested that Luna send out a newsletter to all the homeowners. Suggested topics include: speed issue, board openings, crack sealing in spring, firepond update, ccr revision volunteers, more vigorous ccr enforcement, website for info and minutes.

Welcome Letters-The board would like Luna to send out welcome letters to all the new owners in the past year.

Vendor Notification-Nick will send out the vender document.

Meeting schedule will be posted on the website. Covenant rewrite dates will not be set until January. Lyn will be happy to help with the rewrites. Calendar deadlines will be made for each part of the covenant rewrite.

Nick would like his expenses to be paid. It was m/s/a to pay him back.

Meeting adjourned: 7:33