Lazy TH Board Meeting

 January 9, 2014

 6:36 pm

Present: Nick Hether, Lynn Dunnington, Larry Biladeau, Kirk Hogan, Frank Manseau, Phyllis Sangster, Jim Doe, SuzAnn Haney and Colleen and Shawn Olsen.

Four items were added to the agenda.

Nick called the meeting to order and went over agenda. The minutes were approved from the previous meeting on 11/7/13. Frank called the motion to approve minutes and Larry seconded the motion. The motion passed unanimously.

Motorcycle issue was not discussed. It may be discussed at a future meeting if the property owners who raised the matter decide to attend.

The letter to thank the DRC committee was passed around for board members to see and it was mailed to the members in December.

**Treasurer’s report**

Review current fund status

Larry explained we have collected $33,575 dollars in HOA assessments. There are three outstanding lots who have not paid, but are not due until 3/12/14. Three undeveloped lots have paid.

We are in good financial shape and within budget on all line items. The planned savings was moved to the account for future street repairs. Jim called the motion to approve the treasury report to date and Frank seconded the motion. The motion passed unanimously.

Larry talked about a proposed long term budget plan. The idea is to develop tighter planning on projected budget items with the idea of reducing the assessments over time. He went through each item and discussed how we can save money on certain items we currently pay for. It was discussed that there is contingency money and Larry will put it in as labeled item in the budget as a contingency fund. Larry’s plan was a first step in this process. No final plan was agreed. This topic will be discussed and refined in future board meetings.

**Rental Issues**

The topic of having a rental in an apartment that is part of a single family dwelling home in our subdivision was discussed. The HOA member has renters in an apartment in their home, who are not family members, or servants, or employees. Phyllis, Lynn and Nick looked at the covenants and talked to the attorney about renting part of a home in our subdivision. The covenants do not specifically allow or forbid rentals. The covenants are specific that the homes are to be single family dwellings. Zoning for this area is for single family dwellings. There may be other situations in the subdivision where rentals are occurring and this will need to be addressed as well. This topic of renting out part of a single family home will need to be addressed at the annual Lazy TH HOA meeting. The board will seek guidance and consensus from the membership. The attorney agreed with the board’s conclusion that renting part of a home to a second family is not in compliance with covenants. She suggested the board send a letter to the owner in question outlining the conclusions that renting part of their home to a second family does not comply with the covenants or zoning and asking them to cease the rental. The board approved unanimously sending a letter to the HOA member currently known to be renting. Key concerns expressed by DRC members, board members and HOA members who know about this matter include the potential effects on property values and the effects on the basic character of the community. Not all HOA members know about this developing issue. There was discussion about the need to inform the membership prior to the annual meeting about this matter so they are not surprised at the annual meeting. This is needed because of the potential for litigation. Six board members voted in favor of developing information for the HOA members with one member abstaining.

The HOA member renting stated they feel like they are in compliance of the covenants and their attorney is of the opinion that they are. They shared their thoughts and asked questions.

**Re-file covenants**

On 12/9/13 the Lazy TH attorney said the re-filing of the covenant change had been completed on 11/12/13. Nick sent an email the board about the new due date necessary consequent to the refilling of the covenant changes. In the email conference the board agreed to the new due date of 3/12/14. The email exchange was posted to the web site and a paper copy was given to the board Secretary for the files. Nick asked for an affirmation of the conclusion of the email conference with all the board members present in person. Frank called the motion and Jim seconded the motion. The motion passed unanimously. The undeveloped lots have until 3/12/14 to pay dues.

**Terrence Hoffer**

Mr. Hoffer would like to talk to the board in March or April about developing his property. He would like to get the cooperation of Lazy TH Estates. He would like his new subdivision to be governed by same covenants and be part of the Lazy TH. The board will be open to discussion with Mr. Hoffer. Board members agreed to send ideas to Nick about what we might seek as part of a cooperative arrangement. He will collate the ideas for review at the February board meeting.

**Junk cars**

Frank talked to Deb Newland about moving their truck off the street. Snow removal was brought up as an issue. She will talk to her husband.

**Culverts**

Will be discussed at a future meeting.

**Four additional topics**

Nick brought up four items for the board to think over and discuss at a future meeting.

1. Succession planning current board vs. hiring an HOA manager - this will be discussed more thoroughly at a future meeting
2. Selling hay in summer - Nick outlined the present situation in which the HOA is not getting a favorable return. This will need more complete board review at a future meeting.
3. Board members to look over bylaws – There is a need to revisit the HOA by laws and re-write them to conform to the covenants. Jim will scan them and send a copy to all board members for review.
4. Fire pond needs pump test. Kirk said he could check into this if Nick gives him the specs.

A contract will need to be drawn up for Kirk’s company to provide the pump test service. Jim and Frank agreed to accompany Nick to a meeting with the SFD to seek cooperation from the fire department on this matter.

Next meeting is planned for February 20 at 6:30 pm at Larry’s house.

Meeting adjourned 8:40pm

Respectfully submitted,

SuzAnn Haney