

LAZY TH Board of Directors Meeting Minutes

1.12.2017

Call to Order: 5:35pm

In attendance: Lynn Dunnington, Vice President; Al Banwart, Member at Large; Dana Lozano, Treasurer; Kelly Spokas, Secretary; Charlotte Colliver, Member at Large; Nick Hether, President; Kathi Cowdrey (lp); Kathleen Melee (lp)

Minutes from the last Board Meeting were m/s/a.

Lynn Dunnington, Vice President, led the meeting. She started by asking if anything needed to be added to the Agenda. After discussion, Board suggested "dogs out of control" and "dog poo pick up" issues be addressed in the next newsletter.

Financials were reviewed. KC reported that the only item outstanding is Genesis Engineering. Questioned where to keep the fee, and after motion, second, and all in favor, the decision was made to have this expense go into Street Repair. P&L and Balance sheet reviewed. Board discussed collections and liens. Re Lot 56, owner is difficult to track down. Good chance that lien will be paid at transfer of ownership.

Fire Pond: Board discussed engineering report. KC reported that there is no plastic liner in the fire pond; there are two bids to review. 12K every 4 years, from Scenic City; 11K every 5 years, from Western Conservation. Board may be interested in getting a second opinion as to the problem. Board President suggested that they may want to find out more before they get any work done. They have the original engineering report. Sediment there at that time. Original engineering report is on the work place. Decided to look at engineer's report before getting a second opinion. KC related part of the bid included the data from the engineer's comments that once you clean the pond, it will stay good for 20 years. Other HOAs whose neighborhood would benefit from our fire pond are not willing to help pay for maintenance and upkeep. WE (Lazy TH) pay the electrical bills AND do all maintenance and upkeep. KC described another HOA, completed unrelated to us (Mt Ellis Meadows) that has a similar problem. Tax consequences....???? Next step is to await the resolution of the issue with the OTHER HOA (Mt. Ellis), as a reference for what actions would be best for us to take.

Board thinks they can continue adding herbicides in the pond to keep the algae growth rates low.

Next Step re Fire Pond: After further discussion of the bids and details, Board interested in getting another bid or two from alternative contractors. Review

previous engineering report that is posted on the HOA website. All the Board to read the report. Revisit this issue at next meeting.

Street Repair and Developments: It was suggested to remove and replace and crack seal early in the season. Do the chip seal at the end of the season. Board discussed getting separate bids for each item. For crack seal, the engineer suggests the better, high pressure repair. Not Apex or Bailey, but engineer suggested 2 contractors to get bids from. Big Sky Asphalt and Gallatin Asphalt. Do they need engineer (Chris?) to supervise this project. KC will get bids, and then ask the engineer what he could do. KC suggested having the engineer look at the bids. All in favor of having the engineer look at the bids if not costly to do so.

Enforcement Activity: They need to measure where a wood pile is sitting on one of the lots; it is supposed to be at least 30 feet from the neighboring property line. AI will do the measuring. May have authorization by CCRS to go on any property, but is better to ask permission first before measuring. House across the street is annoyed by the wood pile, because he is trying to sell his house. In the past, they have straightened up the wood pile, but we don't have exact measurements. Board agrees to set the rules in place as a firm point of reference for the 30 feet restriction.

Discussion about parking on the lawn issue. HOA needs to send those who park on grass/snow/mud a notice. In CCRS, cannot park off a parking pad. Lot 44 needs a notice. Options would be for that lot to do gravel with a border.

Discussion about dog out in the street issue. German shepherd on Lot 29 is aggressive. Multiple complaints about this dog from homeowners in Lazy TH. If Sheriff gets called again, the dog will be gone. It was the third violation. They have gotten notices from Luna and notes from Board members. If anybody notices anything about this dog, they should call the Sheriff.

Bylaws Update: President has not written them yet. Will do so as soon as possible. Plans to get started by middle of February, into March.

Is there a Bylaws Committee? Some folks have volunteered to read the draft of bylaws as soon as they are ready. All Board members will read the results of the update and discuss at next meeting.

HOA Board Insurance: Last time, Dana offered some options. Discussion about two quotes from current insurance agent and State Farm. \$1M quote and \$2M quote offered by State Farm to challenge the existing service provider, First West. Nominal fee to go with \$2M. Sounds like best option. Board will soon vote on this issue. First West 1740. 1M; State Farm 1822 2M. Board suggested to come back one more time on details re insurance. Find out more about

deductible. They are strongly inclined to go with it. After final figures will do an email vote.

Winter 2017 Newsletter & Additional Agenda Items:

Add dog poo on streets issue to newsletter.

Subdivision signs. Membership agreed upon it. Board will not take action until a proposal has been submitted by the sign committee. 911 signs, only one taker so far. There is standardized design. See previous newsletter. President will get one. Will set a deadline in the Newsletter for people to act on the signs. Say end of February for deadline.

22 Lucille's dog issue. Discussion about police enforcement, vs. Luna warning again. Add loose dogs on street issue to newsletter.

Discussion about a month ago at midnight, doorbell rang. It was an adult male. There have been teenagers doing doorbell rings. But, an adult male seems more of an issue. Motion sensor lights are something the President has installed. Put in Newsletter, contact the Sheriff's Department at this number if there are doorbell rings at night. Put in the newsletter, a Homeowner's surveillance camera detected an adult male.

Meeting Adjourned at: 6:38pm