

Lazy TH Board of Directors Meeting Minutes

10.8.2018

Call to order: 5:30pm

In attendance: Nick Hether, Kelly Spokas, Al Banwart, Lynn Dunnington, Dana Lozano, Brice Pufahl, Sarah Meyers and Kathi Thorson (lp)

Guests: Juliene from Madison Engineering and Daryl Seymour-developer

Fire Pond- Juliene and Daryl presented their proposal to share the current Lazy TH fire pond. They are developing a parcel of land to the southeast of Lazy TH and the county is going to require that they have a fire pond themselves or have access to an existing fire pond. The subdivision will have 8 lots total. They proposed having a shared use and maintenance agreement drafted. It would be incorporated into their covenants. The Board was open to the idea and would speak to the HOA attorney and have something drafted. Juliene and Daryl indicated it would be nice to have something drafted by November.

Financials-Dana reviewed the financials. May thru September 2018 showed a gross profit of \$13600 and a total expense of \$66012.85. A big part of that expense was for the chip sealing, \$61668.00 which technically came from reserve accounts but needed to be tracked under the profit and loss. Balance sheet indicates there is \$32228.45 total in operating and cd's. Total liabilities and equity total \$76859.69

Once the RID is going, the Board was wondering how the county would handle any cost overages for snow removal and what happens if it snows before December 1st. Legacy will contact Eden at Morrison Maierle to find out the answers.

Currently 2 Board members need to sign checks. This can be a hassle at times-getting 2 members down to Legacy in a timely matter. 2 signatures are necessary according to the bylaws, but it does not indicate that those 2 signatures need to be a Board member. It was suggested to allow Kathi from Legacy to have check signing authority. Entire Board agreed. Legacy will contact the bank and get that process started.

Snow removal-The county has been in contact with Allen Lawn and Snow to get the winter snow contract in place. Nick would still like to meet with the vendor on site to go over how the plowing should be done this season. The road engineer recommended that the snow plow blade be up a couple inches and not totally scrape the new surface.

Bylaws-The bylaws have been formally filed with the county. Since the bylaws allow for fining, the Board discussed what covenant violations should start to get more attention. Abandoned cars, the wood pile and driving on the common areas were at the top of the list. There is also an issue of people parking their trailers and campers in front of the front plane of the house and not on permanent parking pads. Board was ok with people not installing the permanent parking pad until spring 2019 but does want people to at least park behind that front plane of the house.

Siphon Drain-The drain at the north end will need to be repaired by spring 2019. Nick would like the potential vendor to contact him.

Fire pond-Van Dyken has the pump scheduled for maintenance. Weeds and cattails will be dealt with in the spring. There is a new vendor that Legacy found to do the weed control. There is still the issue of possible sludge in the pond. Legacy spoke with Montana Ponds and they indicated that if there were only a couple inches 5 years ago, there is most likely not a huge amount in there now contrary to what Western Conservation had told the HOA. Board is working on finding someone that could truly assess the sludge depth.

Patterson fence trimming-Board decided not to trim the fence at this time.

Lucille culvert-The culvert needs to be cleaned out. Legacy will contact TLC and get a bid.

The ditch by Al Banwart's place is eroding. This is an issue for the ditch rider.

Fall newsletter-Topics for the fall newsletter to include term limit for president, bylaws, covenant enforcement, snow removal with the new chip sealing, and spring cutting of the grass.

Legacy Properties had an old application system that was in place with the previous owners of Legacy that was hacked. This only affected people that had applied for rentals through that site. HOA's were not affected at all.

Signs and walking paths-Committee's were formed at the Annual meeting to put together plans for a sign and walking trails. No one on the Board has heard any updates from either committee at this time.

Board continuity-One Board member will be leaving the Board for sure in June. There is one other that would also like to be done. Board will start soliciting for replacements in the community.

Meeting adjourned: 7:15pm