

Lazy TH Board of Directors Meeting Minutes

1.14.2019

Call to order: 5:30

In attendance: Kelly Spokas, Al Banwart, Nick Hether, Lynn Dunnington, Dana Lozano, Brice Ash, Kathi Cowdrey (lp), Eric and Falicia Anderson(owners)

Wood pile violation: Eric and Falicia attended the meeting to discuss a possible variance regarding moving their woodpile from the current location to the required 30' set back from the neighbor's property. The location of the pile now is on some remaining gravel from the previous owners of the property. There is also some landscaping around it that they felt hid the pile somewhat. Since the new covenants have been in place, they have made an effort to keep the pile straightened up. The wood is their only source of heat and feel that since it is their property, they should be able to do what they would like. The Board indicated that being part of an HOA means there are rules to follow and they are working on getting everyone in the neighborhood in compliance. It was agreed that they would move the pile to the 30' set back by March 15, 2019.

Other compliance issues: The car that has been parked at the south end of Sir Arthur was moved as of 3pm today. It was reported that there may be a large woodpile in front of a house on Terrance Loop. Legacy and the Board will inspect to see if this is accurate and will send out a notice if necessary.

Financials: Dana presented the financials. As of Dec 31, 2018, total liabilities and equity totaled \$71,633.75. Total income \$345, total expense \$2761.35, net income -\$2416.35. Total for year to date: \$13850 income, -\$59620.79 expenses, net income -\$59616.26. The negative balance is due to the chip sealing that was done this last summer. That money was taken out of a CD and put into the operating account. All owners are up to date on their dues payments.

New subdivision fire pond proposal: Susan Swimley provided a draft agreement for the Board to review. Some minor changes were requested. Legacy will update the agreement and send it back out to the Board for review before sending to Seymour Subdivision developers.

Bylaws: Board would like to be sure to enforce areas of uncut grass this summer, non-working vehicles parked on properties, and parking pads.

Common area maintenance: Board would like to solicit volunteers to do some areas of maintenance around the subdivision. Particularly for the pond maintenance. All that is needed is for all the cattails to be pulled then a chemical treatment to be put into the pond a few times during the summer. Board decided they would like to have an actual company do the initial cattail pulling, etc, then look for volunteers to do the follow up.

Al has some metal posts he will install on the ends of the culvert on Lucille to hopefully prevent people from driving over the culvert and crushing the ends. There is also a culvert on Terrance Loop that could use posts installed.

Board continuity: Al and Kelly will be stepping down in June. Kelly has found a volunteer to take her place, Dana Cardwell. Al will reach out to Andy Rowe to see if he would be interested in taking his spot.

Nick will continue to be on the Board as a member at large, but there will need to be someone to take the President position.

Insurance: Board would like to know if the current directors and officer's insurance will cover the actions of past Board members for actions that took place while they were on the Board. Legacy will contact the agent.

Speed limit sign: The 25mph sign on Terrance Loop is faded. Legacy will contact Morrison Mairele to get that sign replaced. Legacy will also ask if there have been any RID reports sent out recently.

Newsletter: A newsletter will go out end of Jan/ early Feb and will include date and time of annual meeting, request for new Board members, solicit volunteers to help with pond maintenance, covenant reminders, reminder to send any design review requests to the DRC, possibly link article that was written by a current resident regarding emergency services not being able to find his home.

Sign: Kathi had solicited a bid from Big Sky Metal Arts when she was working for Luna. She will look and see if those records were transferred with the files from Luna. Nick will send out a note to Kezia to see if she has moved forward with getting any kind of design or bid from her contact.

Meeting adjourned: 6:59pm