**Lazy TH Board Meeting Minutes**

**5.6.2019**

Call to order: 5:32pm

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

Financials: Dana presented the financials. As of April 30, 2019, total liabilities and equity totaled $69,612.03. Total income for April $0, total expense $427.91, net income -$427.91. Total for year to date: $13700 income, -$74,475.58 expenses, net income -$60,775.58. 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. Board would like to move the chip sealing amount in street maintenance as an “other expense” so it will not show up on the regular profit and loss. All owners are up to date on their due’s payments.

RID: Nick, Al, and Kathi met up with Corey Burrows at Morrison Maierle to address some questions that the Board had. Corey indicated she had taken over this position in January, so some things had been falling through the cracks. The snow budget was amended 2 times and it was indicated that is something the county is able to do. Additional money allotted to the snow budget does not take away from the money in the budget for the street maintenance. Any excess money from the budget that is not spent is put into a “cash on hand” line item. The Board would like to know if the cash on hand can be used for the road maintenance, not just additional snow removal costs. Crack sealing was not done last year, the engineer could not get the chip seal vendor and crack seal vendor coordinated. The County usually looks at doing crack sealing every 2-3 years.

Chickens: One Board member brought up the possibility of allowing chickens in the HOA. Board determined if a group wants to come forward and propose an amendment, they would look at it. The group would have to do most of the leg work to get the amendment to pass.

Annual Meeting Agenda: Agenda will include financials, budget, RID update, entrance signs, trail progress (ask Andy Rowe), Board election, DRC appointment, garage sale, covenant enforcement, DRC report.

Tall Grass: Al brought a suggestion to the Board to change the bylaws regarding defining what “large area” means. The Fire Department did indicate that the fire danger is high this year. There was discussion about defining large area as ¼ acre, but what if there are lots that border each other and that area totals ¼ acre, but each individual lot does not have ¼ acre? Then it was discussed that any area within 30’ of a structure should be mowed. Board will continue to discuss.

Meeting adjourned: 6.55pm