

**LAZY TH ANNUAL MEETING MINUTES-draft**  
**Monday June 17, 2019**  
**5:30 pm**  
**Sourdough Fire Department Community Room**

Meeting began: 5:34pm

Quorum was met with 27 attendees and 18 proxies

Nick Heather led the meeting. Introduced the Board and Sarah Laulainen with Legacy Properties.

**Dana Lozano presented the financials.**

- The total Assets were \$67,161.78. There is \$32,228.52 in Savings and contingency fund.
- The total dues from Members this year was \$13,825.00 Which is lower than last year, since dues were lowered since the RID started.
- Dana went through the Actuals for the year. The pond maintenance will increase with some items that need to be completed. The weed control was high this year to use a special weed killer so that the lawn mowing of the hay was less. There was a small amount due in snow removal but then the RID took it over.
- Dana explained the “proposed” 2019-2020. The board did not suggest an increase in dues.
- There is \$32,228.52 which sits in a contingency fund which is required in the bylaws.
- The vote was unanimous for the approval of the 2019-2020 Budget.

**RID update:** Nick discussed the Rural Improvement District update. The average assessment was mentioned. In 2020 The average per lot should be \$535. Morrison Merely is still the engineering company that handles the assessments of the street. \$870 is projected to be the highest amount that would be owed. That is when the asphalt would need to be redone.

**Entrance Sign update:** Nick explained that it was voted on a couple years ago to redo the entrance signs. They got 1 design so far and the board wants more. The new board will have to pick the sign.

**Covenant Enforcement:** Nick explained that the old covenants were inadequate and not enforceable. The Membership voted to have new covenants put in place in late 2015. The Bylaws were completed in 2018. Covenants and Bylaws are located on the website and filed with the County. The enforcement process started in late 2018. We removed a commercial sign, opened a culvert, removed inoperable cars, and moved a wood pile that was out of compliance.

Vehicle parking and lawn care is what will start this year. The enforcement is at the Memberships request, if you see something please let Legacy Properties know. He also requested everyone to be familiar with covenants, and if you need a variance to speak with Legacy to discuss with the Board.

**New Subdivision to the South East:** There will be 6 lots plus 1 existing home . New HOA board will need to discuss roads, easements etc. There is a public meeting on July 2, 2019 and it is encouraged to show up.

**Trail Project:** Andy Rowe proposed putting a trail system throughout Lazy TH in 4 different phases. There was discussion for and against. It was determined to send out a poll to the community to see if the majority are in favor or against.

**DRC:** Ed Nomby is the initial contact, Andy Rowe and Mike Duccens consist of the members.

**Welcome Group:** Charlotte Colliver, Liz Rowe, and Kirsten Daniels consist of the welcome group.

**Chickens:** According to the covenants chickens are not allowed. A suggestion to change the covenants instead to follow City of Bozeman rules instead.

**Garage Sale:** Saturday, August 10<sup>th</sup>. Will need to run an ad in the Chronicle.

**Board Elections:**

Nick Heather announced he will be stepping down as president but will remain as a member at large. Kelly and Al will both be stepping down but Tory Atkins and Dana Cardwell said they will step into those positions. Brice Pufahl, Dana Lozano, and Lynn Dunnington will remain. That leaves 1 spot for president. Cory Colliver volunteered.

**Open Floor**

Meeting was adjourned at 8:45 pm