

Lazy TH Board of Directors Meeting Minutes

5.7.2020

Call to order: 6:38pm

In attendance: Cory Colliver, Tory Atkins, Dana Lozano, Lynn Dunnington, Dana Cardwell, Brice Puhfal, and Kathi Thorson (lp)

Nick Hether sent an email notification of his resignation from the Board. Resignation email will be saved in the Lazy TH document folder for this Board meeting. Board accepts his resignation and approves removal of Nick from all Lazy TH financial accounts, website, and Board communications. Corey will make a statement in the next newsletter.

Corey Colliver is to be added to the bank accounts.

Financials: Financials were reviewed by Dana Lozano. Year to date income was \$13,727.50. Year to date expenses were \$12,313.41. Net income was \$1419.65. Most expenses were right in line with the budget. Pond maintenance did come in a bit higher due to the unanticipated extra work that was needed plus volunteers never stepped up to help with the chemical disbursement.

Pond: The current pond proposal looks to be just slightly less than last years actuals. Dana L is going to contact the Pond Dr to see if there is any wiggle room in the cost. The Board unanimously accepting whatever kind of deal Dana would get.

Roadside Markers: Total cost to install sturdier roadside markers along Terrance Loop would be \$150. Corey, Tory, and Brice all offered to install the posts.

Entrance Sign: Brice plans on having a skype meeting with Kezia Engell. She had gathered a proposal for the sign as did Legacy Properties. They are going to meet and somehow work out a new design incorporating aspects from both proposals. Legacy will send Brice the contact information for Montana Metal Works.

Ponderosa Pine: One of the pine trees by the fire pond blew over. Corey did discover while removing the downed tree that when it was planted the base was girdled underground. There were also some steel fenceposts in the ground around the tree. Corey removed the posts and gave the bulk of the wood from the tree away. Some limbs remain and will be moved off site.

Ditch: Corey has an email into the clerk and recorder to determine where the ditch easement is. There should be 2 easements, one for the actual ditch and one to allow the ditch rider access to the ditch. The ditch flow could be affected this year from additional claimants to the water rights. Dave Kraft, Susan Riddle, and Sacajawea Middle School. Kraft did drive a ditch witch into the area last year. The ditch rider did indicate that it is ok for owners along the ditch to remove debris, trees, etc. and clear the area. There is a concern that if the ditch overflows it will flood septic fields and contaminate the water table. Corey is going to talk to the neighboring farmer, Craig White, to ask what he did to mitigate the ditch in their area. Ray Vail (ditch rider) did indicate that they were going to open another lateral to help with the water flow. Board would like to keep pressure on Ray Vail and Kevin Haggerty (Ditch Company Board President) to do what they are required to do to keep the ditch clear. Corey has a meeting planned with Ray and Kevin within the next couple of weeks. Dana C. will also attend the meeting with them.

Actions in common areas: Due to the recent issues with the mowed path, which was not submitted to the Board for approval, the Board would like to set up some sort of formal process in order for owners to comply with the covenants when using the common areas. Discussion was had and it was determined that it would have to be based on the size of the issue. Large projects such as mowing and maintaining a path, removing fencing, would need to come before the Board for approval. Smaller items like having to drive across common space one time to drop off hay bales could be dealt with by Legacy and Legacy would just let the Board know about the act. All requests should go to Legacy first. Handling and management of the common areas is the responsibility of the Board. Board is going to start the path issue over by replacing the wood rails and sending out a simple survey asking about the interest of having a path at all using a 5-level scale. Once those results are in the Board can move forward with the next steps.

Park maintenance offer: The Board received an anonymous offer of a donation to help cover the costs of keeping and maintaining a path in the common areas. At this time the Board unanimously voted to decline the current offer as written.

Complaints: If a simple complaint comes into Legacy, Corey would be happy to go and talk to the resident.

Annual Meeting: Due to the current global COVID19 situation having a "normal" annual meeting is most likely not going to be possible. Because of this the Board has decided on an alternative option. A ballot will be mailed out with the 2020-21 budget, board election, and design review committee election. An annual update will be included with the packet when general HOA information and answers to any questions that come from a request through the next newsletter. These will be sent out on or near the scheduled date of the Annual meeting with a deadline of 2 weeks to return all ballots.

Timeline: Newsletter to go out week of May 11, path survey to go out week of May 18th, Annual meeting update (describing what the adjustment will be) to go out May 27th.

Beetle packets: Corey is researching the effectiveness of the beetle packets. There has been some information stating that they do not help ponderosa pines.

Catchment Basin: Corey consulted with 2 different engineers-James Nickelson and a representative from HKM Dowel-and both men agreed that the hole is a mandatory requirement for a basin such as the one on Lazy TH property. The board unanimously approved Corey to remove the patch.

Contracts: Legacy will get the current proposal for spraying and mowing and send it out to the Board for review.

Bylaws: It was brought up that a couple things in the bylaws need to be adjusted. Timing of weed spraying should be later than April 15th. Most weeds have not even showed up to be sprayed at that time. There are a couple other inconsistencies that Corey will email out to the rest of the Board for review.

Board: All members in attendance indicated they would stay on for another term.

Meeting adjourned: 8:48 pm