

Lazy TH Annual Meeting
Sourdough Rural Fire House AND Zoom
6:00pm 6/22/22

Call to order: 6:18 pm

It was clarified that this is a hybrid meeting. Homeowners may participate in the Annual Meeting in person, by proxy, by Zoom, or by casting an absentee ballot. Participation in the Annual Meeting in any of these forms shall constitute presence in person at the meeting for purposes of establishing a quorum. In order to be counted, ballots must be returned to Legacy Properties by July 8, 2022. Ballots may be submitted in person at the Annual Meeting, by proxy, by U.S. Postal Service addressed to Legacy Properties or by email submission to Legacy Properties at support@bozemanlegacy.com. Voting will be held open for two weeks following the Annual meeting, until July 8, 2022. Homeowners are encouraged to return their ballots during this time to Legacy. Thirty four (34) ballots were received prior to and at the Annual Meeting. This does not meet quorum requirements but submission of additional ballots is expected prior to July 8, 2022 and quorum is expected. Legacy Properties will notify homeowners by email of election results after July 8, 2022.

Financials:

Dana Lozano, Lazy Th Treasurer, reviewed current balances in the operating, savings and CD accounts for both last year and this year. The balances for this year are as follows:

Checking: 10,088.41

Savings: 32,252.86

CD: 33,751.41

The 2022-2023 **budget** was reviewed and explained.

*It was clarified that we are in year 3 of a 3 year insurance contract and that it will most likely increase by at least 11% next year.

*Lazy TH will be lowering the dues from \$200- \$160.

*Common areas were clarified as what land the dues cover maintenance for.

*It was discussed that the \$30,000 the HOA holds in reserve per the bylaws may need to be increased to cover expenditures related to fire pond maintenance or replacement.

The current board suggests increasing this amount by at least \$15,000. It was suggested that the HOA obtain an estimate for repair and/or replacement of the fire pond to better understand potential costs in the event of fire pond failure. Legacy Properties to follow up with the estimate.

Website:

Info such as plat maps, meeting notes, and covenants are available to view at lazyth.org.

RID:

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Lazy Th is on the RID Program. Road maintenance is through the RID and homeowners pay for this through taxes. The RID evaluates the roads annually and homeowners can call the county for questions and concerns.

Election of Board:

The current Board members as well as Nick Heather are up for election. Please mail or email in your ballots to Legacy Properties. The election closes on July 8th.

Design Review Committee:

It was discussed how efficient and effective the current design committee is. The current board is willing to volunteer next year. Please send in ballots to approve.

Loose Pets:

Many homeowners complained about loose pets within the subdivision. Homeowners were reminded that dogs need to be on leash and immediately cleaned up after and to please not leave plastic bagged dog waste on the side of the road.

*The unknown "blue bagging bandit" was comically discussed and asked to please throw it in the trash- whoever you are.

* It was clarified that homeowners are to call Animal control for loose dogs and immediate help. Homeowners who know what house the dog or cat belongs to can contact legacy who will then send a covenant reminder notice to the homeowner in question.

Open Floor:

Homeowners questioned development plans for neighboring areas. No known developer or set plans are known in detail at this time. The county may have further information unknown to HOA at this time.

Homeowners questioned road maintenance and it was clarified that the HOA roads are county roads and that Lazy TH does not have any private roads within the HOA.

Meeting Adjourned: 7:03 pm