

Lazy TH Board Meeting Meeting
August 10, 2022 7:00 pm
In person at 171 Terrance Loop

Call to order: 7:15pm

Attendance: Dana Cardwell, Dana Lozano, Corey Colliver, Al Banwart and Brice Pufahl

Financials:

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

Checking:	\$9873.14
Savings:	\$32,252.86
CD:	\$33,751.41

The bylaws require a minimum of \$30,000 be retained by the HOA. The board believes this amount is too low and will not suffice to cover potential future expenditures related to the fire pond. The board voted to amend the bylaws to require the HOA retain \$45,000 in anticipation of future expenditures. The treasurer will transfer the funds to the savings/CD account.

The board voted to allot money to lighting for the entrance signs and a potential neighborhood party to coincide with the Annual Meeting next year. The remaining amount (estimated \$13,000) will be deposited into the HOA savings account.

Bylaw Amendments:

The Board voted to amend the bylaws to require \$45,000 be retained in Savings/CD accounts for potential neighborhood and fire pond expenditures.

The Board voted to amend the bylaws to allow remote attendance and additional voting options at all annual and special meetings. via in person, proxy, online voting platform, USPS mail-in or email. All such forms of voting will satisfy the quorum requirements as well.

The Board approved the following language: Homeowners may participate in the Annual Meeting and all Special Meetings in person, by proxy, by video or telephone conference (i.e. Zoom or equivalent), or by casting an absentee ballot. Participation in the Annual Meeting or any Special Meeting in any of these forms shall constitute presence in person at the meeting for purposes of establishing a quorum. Ballots will be delivered to homeowners primarily by email, however, a homeowner may request a ballot be delivered by U.S. Postal Service. In order to be counted, ballots must be returned to the HOA management company within two (2) days following the Annual or Special Meeting date. Ballots may be submitted in person at the Annual or Special Meeting, by proxy, by U.S. Postal Service addressed to the HOA management company or by email submission to the HOA management company or by an online voting platform adopted by the HOA or HOA management company.

The Board voted to amend the bylaws to remove language requiring the use of pheromones to treat to pine needle infestation.

The Board has asked Legacy Properties to prepare and file the bylaw amendments.

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Appointment of Officers:

President:	Brice Pu
Vice President:	Tory Atkins
Treasurer:	Dana Lozano
Secretary:	Dana Cardwell
Member at Large:	Al Banwart
Member at Large:	Rob Riley
Member at Large:	Corey Colliver

Design Review Board:

The board noted that the design board has been doing an excellent job and is thankful that they will continue to volunteer this year.

Covenant Compliance:

No outstanding compliance issues to discuss.

Maintenance Update:

Board reviewed weed identification and abatement materials prepared by Legacy and approved distribution to the neighborhood of same.

Board discussed potential for contracting with sprinkler blowout, crack seal, etc. for group rates. Board will look into further.

Meeting Adjourned 8:30 pm