

Lazy TH Estates

Board Meeting February 7th, 2023 @ 7:00 pm

Agenda

Call to order: 7:02 pm

Attendance:

In Person- Brice Pufahl, Robert Riley, Dana Lynn, Dana Lozano, Albert Banwart and Samantha Layman (Legacy Properties).

Via Zoom- Corey Colliver.

- **Financial Update (Dana)** – Everything seems to be on track, Lazy TH Estates has earned fifty-five cents in interest income, the only expense for January is Legacy’s management fee. The balance sheet is not accurate due to a processing delay by the bank. The CD Account balance should show fifteen thousand dollars more since it was moved from the CD to the savings account, but it didn’t reflect it. Legacy will fix this so on next months statement it will reflect the money being transferred. The reconciliation report looks good as well. There is one homeowner that is delinquent on HOA dues, Legacy will sent out a intent to lien for this homeowner.
- **Design Review Committee Update (Legacy Properties)**- No New Design Review Submittals, Legacy forwards to the committee and Kezia has taken over sending out Approval Letters.
- **Covenant Compliance Update (Legacy Properties)**- The violation that was sent to the board for review has been resolve so no additional action needs to be taken.
- **Maintenance Update (Legacy Properties)**-
 - Pond**- Legacy will reach out to get a bid from Bozeman Pond, they have been cheaper for maintenance with other HOA/COA’s.
 - **Field Mowing**- The board would like to continue services with Chris, Legacy should receive a bid for 2023 in March.
 - Signage**- Robert discussed about possible reaching out to getting larger street signs (8”) for Terrance Loop and Sir Arthur Drive, to make it more visible on Patterson. Legacy will contact RID and look into it.
 - Mailboxes**- A new mailbox was installed for the home under construction, no room for it so it was installed by the 200 addresses. The board would like Legacy to rearrange the mailboxes to make it more convenient for the homeowners and mail delivery worker. Legacy will hire a vendor to address this issue.
 - RID**- A homeowner had a snow issue during the beginning of winter, regarding the snow pile at the end of her driveway, the snow removal company went out and fixed the issue. Brice has had similar issues a few weeks prior. If issues consist they will notify Legacy.
 - Fencing**- No issues or concerns with fencing currently.
 - Weeds**- Chris handles the weeds, the board would like to continue services with Chris. Legacy should receive a bid for weed spray in March.

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- **Amendment of Bylaws Update (Dana & Legacy Properties)**- Beetle infestation was discussed, and it was brought to attention that the infestation ended around 7-8 years ago. The board approved the amendment and was signed by the president Brice and Notarized by Samantha from Legacy.
- **Entrance Sign Lighting Update (Brice)**- Brice has found several different options for the entrance light on Amazon, they are cost efficient and believed to be the best route for the entrance lighting. The entrance sign is reflective so the light that was approved for purchase would be mounted on the top of the sign for best viewing and aesthetic pleasure.
- **New Matters & Open Discussion**- Street signpost was discussed and the height of them seems to be very usual, they are very short (stop sign). Legacy will look into this when they look into larger street signs.
- **Next Meeting:** May 10, 2023, via Zoom and in person

Meeting Adjourned: 7:34 pm