

LAZY TH ANNUAL MEETING
6.26.24
7:00 pm
Sourdough Fire Department Community Room

Meeting began: 7:06pm

Quorum was met.

Robert Reiley started the meeting. Introduced the Board and Sarah Laulainen with Legacy Properties.

The DRC members were not present at the meeting.

Financials: Dana Lazano presented the financials. The total Operating account was \$9254.00. There is \$17,330.84 in Savings and additional funds in CDs.

- The insurance went up 13%, and we can expect it to continue to increase. Utilities also are expected to increase.
- Dana went through the Actuals for the year. The pond maintenance now has a new vendor and will help with increasing costs, as he was significantly lower than previous pond company. There is \$15,000 to maintain the fire pond in the CD.
- Dana explained the “proposed” 2024-2025 budget. The board suggested an increase of \$200. There was a discussion.
- Discussion suggested an increase of \$220 a year. This was approved unanimously to increase to \$220 starting in 2025.
- The vote was unanimous for the approval of the 2024-2025 Budget with \$160 for the 2024-2025 and for 2025-2026 increase to \$220.

Election of board members: Ballots were passed out and picked up by Legacy. There was 1 write in candidate of Kristen Daniels. The new board members are in no order: Al Banwart, Kirsten Daniels, Corey Colliver, Doug Wollant, Dana Lozano, Rob Reiley, and Tory Atkins.

2023 Annual meeting minutes: Motion to approve, seconded, and unanimously approved.

Covenant Enforcement: Sarah explained some of the covenant violations that are regularly seen. Campers, trailers, rv’s and other vehicles need to be parked on a parking pad, not grass. Weeds have also been around the neighborhood.

Lawn Care Common Ground: Common area notices need to be sent out sooner when the vendor does the spot spray.. Signs need to be posted once sprayed. A homeowner removed signs and sent to Legacy before homeowners could see them.

Trail mowing is done by volunteers of the neighborhood

Chickens: Question regarding having chickens. This is not allowed and to change them would need 75% of homeowners to approve.

Open Floor

The ditch off Sir Arthur and Patterson needs to be looked at again by Morrison to make sure it is correct. This hasn't been checked for 5 years.

Morrison checks for cracks and any other road maintenance every year.

No news on new subdivision. Homeowners to call County to see who owns that area and ask them to spray for weeds

Meeting was adjourned at 8:04 pm