

Lazy TH Estates

Annual Meeting June 19, 2025

Meeting Agenda Draft

7:00 pm

In-Person at Hyalite Rural Fire District, Sourdough Fire Station Community Room (4541 S. 3rd Road, Bozeman, MT 59715)

Call to order:

- Financial Update, Corey
 - Current Account Balances as of March 31, 2025
 - Operating \$ 11,008.55
 - Reserve \$ 17,415.40
 - CD Accounts -\$33,751.41 and \$15,366.81
 - 2025– 2026 Budget Review & Approval
- Election of Board Members for 2025- Legacy
- Vote on 2024 Annual Meeting Minutes - Legacy
- Acknowledgment of Design Review Committee Members- Rob
- Covenant Reminders- Legacy
- New Matters & Open Discussion, issues not requiring or ripe for vote- BOD
- Next Meeting: TBD by new HOA Board

Meeting Adjourned:

**Lazy TH Home Owner's Association
Proposed Budget 2025-26**

RECEIPTS:						
	Actual	Actual	Actual	Actual	Actual	Proposed
	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026
Dues From Members-68 lots	\$13,600.00	\$13,600.00	\$11,340.00	\$11,147.20	\$ 11,041.30	\$ 10,880.00
Late Fees	\$20.00	\$50.00	\$10.00	1.36	\$ 12.70	
Savings Interest	\$2.10	\$0.55	\$7.45	\$56.33	\$ 430.04	
Design Review Fee				\$150.00		
CD Interest						
TOTAL RECEIPTS	\$13,622.10	\$13,650.55	\$11,357.45	\$11,354.89	\$ 11,484.04	\$ 10,880.00
DISBURSEMENTS:						
Contingency			\$143.12	\$0.00	\$ 1,629.50	\$ 1,277.00
Insurance	\$1,861.00	\$1,861.00	\$1,861.00	\$2,116.00	\$ 2,375.00	\$ 2,375.00
Street Repairs Actual	RID	RID	RID	RID	RID	RID
Future Crack Sealing/street repair	RID	RID	RID	RID	RID	RID
Annual Street Maintenance	RID	RID	RID	RID	RID	RID
Capitol Reserve for Future Street Repaving	RID	RID	RID	RID	RID	RID
Legal and Professional Actual	\$649.00	\$422.25	\$0.00	\$0.00	\$ -	
Maintenance-Mail Box mounts	\$0.00	\$187.50	\$423.18	\$500.72	\$ 920.00	\$ 500.00
Maintenance-Park mowing	\$942.50	\$942.50	\$1,170.00	\$1,435.00	\$ 1,400.00	\$ 1,400.00
Maintenance-Pond	\$1,033.10	\$1,524.65	\$2,888.53	\$3,781.14	\$ 350.00	\$ 500.00
Utilities	\$88.40	\$93.57	\$92.40	\$185.47	\$ 93.34	\$ 95.00
Maintenance-weed control	\$227.50	\$195.00	\$225.00	\$300.00	\$ 300.00	\$ 300.00
Maintenance-other	\$96.10	\$6,376.00	\$161.99	\$0.00	\$ -	
Management fee	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$ 4,200.00	\$ 4,200.00
Misc	\$0.00	\$0.00	\$0.00	\$0.00	\$ -	
Office Supplies	\$27.17	\$25.80	\$1.95	\$22.80	\$ 83.03	\$ 100.00
Postage	\$117.20	\$89.19	\$99.29	\$235.20	\$ -	
Secretary of State	\$20.00	\$20.00	\$20.00	\$20.00	\$ 35.00	\$ 35.00
Street Signs	RID	RID	RID	RID	RID	RID
Snow Removal	RID	RID	RID	RID	RID	RID
Tax Prep	\$50.00	\$50.00	\$50.00	\$50.00	\$ 75.00	\$ 75.00

Website		\$0.00	\$20.99	\$20.99	\$21.00	\$	23.17	\$	23.00
TOTAL DISBURSEMENTS		\$9,311.97	\$16,008.45	\$11,357.45	\$12,867.33	\$	11,484.04	\$	10,880.00
DIFFERENCE		\$4,310.13	(\$2,357.90)	\$0.00	(\$1,512.44)	\$	-	\$	-

Lazy TH Estates HOA Statement of Interest

Thank you for your interest in becoming a candidate to serve on the Board of Directors of the Lazy TH Estates Homeowners Association.

Please provide the following information and return to Legacy Properties by:

Tuesday, June, 17th 2025

Name: _____

Address: _____

Telephone Number(s): _____

Email address: _____

Brief Bio:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page.

If you need additional space, please attach information as needed. Thank you.

**Mail to: Legacy Properties
288 W Haley Springs Rd., Suite 2B
Bozeman, MT 59718**

or

E-mail to: sarah@bozemanlegacy.com

Lazy TH Estates

PROXY

I/We hereby appoint _____* as proxy to represent me/us at the Annual Meeting of the Lazy TH Estates with the power to vote on my/our behalf on all matters which may properly come before the meeting of the general membership.

*If this space is left blank, the proxy will be given to the Secretary of the Lazy TH Board of Directors to vote on behalf of the full board.

Please sign this proxy if you cannot attend the meeting and give it to the person named as your proxy or send immediately to:

Lazy TH Estates
c/o Legacy Properties
288 W Haley Springs Suite 2B
Bozeman, MT 59718
or
EMAIL: sarah@bozemanlegacy.com

All mailed proxies must be received in our office no later than Tuesday, June 17th.

This proxy is revocable and will be invalid if replaced by a subsequent proxy or if the homeowner attends the meeting and wishes to withdraw the proxy.

SIGNATURE(s) (as noted on Warranty Deed)

NAME(s) (PLEASE PRINT)

Lazy TH ADDRESS(ES) or Lot #

DATE

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