

Lazy TH Estates BOD Meeting
October 30, 2025, 1 PM on zoom

Attendance: Tory Atkins, Kirsten Daniels, Rob Riley, Dana Lozano, Doug Wollant, and Legacy Properties (Sarah) (Kathi)

Call to Order: 1:04 pm

Design Review Update:

- Legacy went through what homes had design reviews since the last meeting. 64 Rodeo Ct, 28 Rodeo Ct, 35 Sir Arthur and 25 Rodeo Ct.

Covenant Compliance:

- Vegetation obstructions on 22 Lucille- still need to be cut back. The BOD is willing to assist in helping if the homeowners need assistance. Legacy to send another letter.
- 473 Terrance Loop- this property is now in compliance.
- Short term Rentals: 164 Terrance HO moved back into home. 287 Sir Arthur is a month to month rental (allowed by covenants) 177 Lucille is still listed on VRBO. Legacy to send another letter.

Correspondence from HOA:

35 Sir Arthur - HO was supposed to join zoom call to plead case. HO did not get on the zoom call. BOD did not approve variance for front fence. m/s/a.

619 Terrance Loop Garage- home currently for sale

68 Rodeo- Shed and Greenhouse were approved by the DRC.

The BOD would like to have clarity from the DRC regarding the outbuildings and setbacks. Doug to reach out to the DRC to schedule a meeting.

Maintenance:

Fire Pond, Mowing, Weeds were completed in June. Cattails were cut. There are still weeds growing in pond. Contractor administered 2- 4D pellet herbicide and aqua clear pellets sludge eating bacteria. There is approx. 6-10 inches of silt in pond. BOD would like to get another quote for next year from Mountain Ponds and other vendors and will provide legacy with a detailed scope of work for the maintenance.

Mailboxes were repaired satisfactorily. Future work should have a detailed scope of work approved prior to requesting bids.

RID will do crack sealing in 2026.

Mowing on Terrance Loop needs to be done along Terrance and Patterson. Approx 2 ½ feet was missed.

Financial Update:

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Sarah presented the financials. There are still several homeowners that have not paid dues for this current year. The late fees are being charged. HO's get notices every month as a reminder.

Open Discussion and New Matters:

BOD positions m/s/a:

Kirsten – President

Rob- Vice President

Doug- Secretary

Tory- Treasurer

Cory- At Large

Dana- At Large

Board approved Legacy's rate increase from \$350 to \$544 per month.

Meeting adjourned: 2:24pm