

# Lazy TH Estates - Board Meeting Agenda

Board Meeting Date: 6 May 2026 at 1:00 pm

Zoom Call

## Agenda:

1. Call Meeting to Order
2. Design Review Committee – update by Legacy Properties
3. Covenant Violation Notifications – update by Legacy Properties
  - Update on vegetation obstruction on road at 22 Lucille
4. Correspondence from HOA members, others – update by Legacy Properties
5. Maintenance – update by Legacy Properties
  - Fire Pond: Inspection, Recommendations, Work Performed
    - Pump Testing (conducted in May, status of results?)
    - Weed Removal, Treatment (Art. 6.3 by Aug.31st)
    - Draft scope of work to be issued before end of May for review by Board, request for proposal & to whom
  - Field Mowing: open spaces (Art. 6.2 by Aug. 15), fire pond area (Art. 6.3 by July 15<sup>th</sup>)
  - Noxious weeds:
  - Signage:
  - Mailboxes: repairs / replacement
  - Fencing:
  - RID (rural improvement district):
    - Morrison Maierle: (letter 2April2026; states road overlay in 2026 and crack seal in 2029)
    - Road inspection, Recommendations, Work Performed
    - Comments on recommendation to use organic weed killer for vegetation control along road by road contractor?
    - Snow Removal (Green Space, 3 year contract Fall2025-Spring2028)
  - Miscellaneous,
6. Financials – update by Treasurer & Legacy Properties
  - Checking, Savings, CD 1, CD 2 accounts
  - YTD Actual & Budget
  - Homeowner Delinquency
7. Any other Old / New Business / Open Discussion
8. Quarterly Meetings: by Zoom call
  - 7 May 2026 – 1:00 pm
  - Annual Meeting – 9<sup>th</sup> June 2026 at 6:00 pm at Hyalite Rural Fire District, 4541 S. 3rd Rd. Bozeman.  
Discuss how to get Proxies for quorum
    - Review, approve for distribution 2026-2027 Budget & Agenda
9. Adjournment of Meeting

<u>Board Members:</u>		<u>Design Review Committee (DRC):</u>	<u>Legacy Properties LLC</u>
Kirsten Daniels	(President)	Alex Chimbos	Sarah Meyers Laulainen
Rob Reiley	(Vice President)	Kezia Engell	Kathi Thorson
Tory Atkins	(Treasurer)	Andy Rowe	
Doug Wollant	(Secretary)		
Dana Lozana	(At-Large)		
Corey Colliver	(At-Large)		

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