

LOLO CREEK TRAILS HOA BOARD MEETING

1/14/08

Present:

Board members: Jeanne Elliott, Brandon Wright, Nolan Meeks
Officers : Quentin Enderle, Mike McNulty, Connie Nichol, Wendy Bush,
ACC committee: Noah Closson, Carol Miller, Ezra Williams
Others: Sherrie Featherly, Missoula Property Management , Tom Tabler, former president

Proceedings:

Meeting was called to order at 6:00 p.m. by former president, Tom Tabler

Discussion:

ACC reviewed plan submitted by Richard French for lot 25. Majority agreed that the style of the home wasn't consistent with that of existing homes. It was decided that Ezra would consult with the developer, Dennis Doran, for his opinion and advice regarding approval.

Tom Tabler presented the association's current issues to the new officers and board members. Items discussed were:

1. The budget. Advised to keep dues @ \$240 for 6 months
2. Cost of entrance strip maintenance
3. Advised researching price of lien recording fees
4. Get additional quotes on insurance policy
5. Discussed web site and common area
6. Recommended previous mower not be rehired to mow common areas

Other business:

Sign - Dennis' design plan for the frontage area and sign was reviewed. group decided that plans needed to be modified

Nolan - remind developer to level dirt ridge left behind lot #65 to facilitate weed and grass cutting.

Group - discussed future need to assign someone to monitor violations and welcome new homeowners

ACC - reminded that there are 2 sheds and a fence still not in compliance - decided action would be taken

Group - discussion regarding need for rental regulations

Sherrie - asked for a decision regarding dues. A vote was taken, and it was unanimously agreed to reduce yearly dues to \$120 effective 1/08

Sherrie - flyer to be sent out addressing dues, ACC and web site

ACC - discussed need for PDF file on web site of ACC application

Group - decided new officers and board would meet again in 2 -3 weeks

Meeting Adjourned - at approx. 8:00 p.m.

Minutes by Connie Nichol, Secretary