



**LOLO CREEK TRAILS HOA
MEETING MINUTES
June 2, 2015**

Call to Order (S. Caldwell) Meeting called to order at 7:00pm, Lolo Community Center

Attended by:

Board Members: Scott Caldwell, Wally Stuart, Wendy Bush, Larry, Schauff, Jennifer DeSpain, Nancy Zimmerman. Excused: Niccole Mortenson

ACC: Mike Gooley, Ezra Williams, Doug Zimmerman

Greeting Committee: Mollie Ducey

Residents: Tom and Amy Frandsen, Bret Weber, Mike McNulty

Approved Minutes Minutes of March 3, 2015 meeting approved via email and posted to web.

Treasurer Report (W. Bush)

- Balance sheet handed out
- Total fund balance \$33,377.91 as of 6/2/2015
- Ninety lot owners have paid 2015 dues
- One lot owner has made arrangements to pay outstanding prior year dues

ACC Report (M. Gooley)

Approved projects as follows:

- Lot 15 repaint house
- Lot 36 fence
- Lot 64 fence
- Lot 65 new landscape and fence
- Lot 79 new landscape
- Lot 26 patio and parking area
- Lot 49 landscaping
- Lot 89 new home construction

Greeting Committee Report (M. Ducey)

All new residents have been contacted except lot 87 which will be contacted soon.



Old Business

Weed Control (W. Stuart)

A \$300.00 grant was received from Missoula Weed Control. Spraying was completed last week of May by ProSweep. Leafy spurge was still present in several areas of development and on some vacant privately owned lots.

Front Entrance (W. Stuart)

The front entrance fences have both been repaired and stained

Front Path (W. Stuart)

The front path has been resealed and crack repair completed.

Sidewalk Repair (L. Schauff)

Sidewalk repair assessment has reported 7 sections that require replacement or need the edges ground down. Handicap ramps have some cracking, but are still even. Larry provided pictures and information to ACC and ACC will get prices to repair.

HOA Taxes (W. Bush)

Tax forms were filed timely at a cost of \$275.00. A discussion followed regarding excessive cost of tax preparation. Wendy will look into a less expensive option for next year.

Temporary Approval of Extra Pet (C. Caldwell)

Scott explained the homeowner's situation regarding approaching the board requesting a third dog. The board approved the request with the approval of the neighbors that could be affected and that if it became a problem, the owners would remedy the situation.

New Business

House Sales

Lot 91 has new owners.

Insurance Update (S. Caldwell)

Policies have been renewed for HOA for general liability and criminal trustee coverage. Continuation of auto policy was declined as determined unnecessary the way the HOA functions.

Trash Issues

- Trash has been blowing into the west side of the subdivision. Wally will address the problem with neighbors that it needs to be corrected.
- Republic trash collection crews have been leaving behind loose trash that needs to be picked up. If you are experiencing this issue please notify the trash service.



Trailers and Vehicles

It has been brought to the Board's attention that a large trailer parked in a driveway for several weeks and vehicles have been blocking the sidewalk. This is a violation of covenants and an obstacle for those using the path. The problem/violation will be addressed.

Warnings and Violations

There was a discussion over the way the Board notifies homeowners of violations. The warning is done by a notification letter. It was decided that the better approach in many cases would be to make personal contact regarding the violation instead of the letter. Two board members have agreed to do this.

Vacant Lots

Regarding vacant lot mowing and weed issues, it was decided that the HOA would send out notices as has been done before by notifying the lot owners that lots had to be maintained or the HOA would do it and bill the owners.

Open Discussion

ACC concerns

Lot 64 owners, Tom and Nancy Frandsen, addressed their issues with the ACC regarding the addition of a 4 foot solid fence. After discussion of the proposal, the ACC gave their approval.

Executive Session (Board Members Only) Limited discussion of ongoing violations and fines

Adjournment (S. Caldwell) Meeting was adjourned at approximately 8:20 pm.

Next Meeting: **September 1, 2015, 7:00 pm Lolo Community Center**