

LOLO CREEK TRAILS HOA

Notice of Annual Meeting

The Annual Meeting and Election of New Officers has been scheduled for:

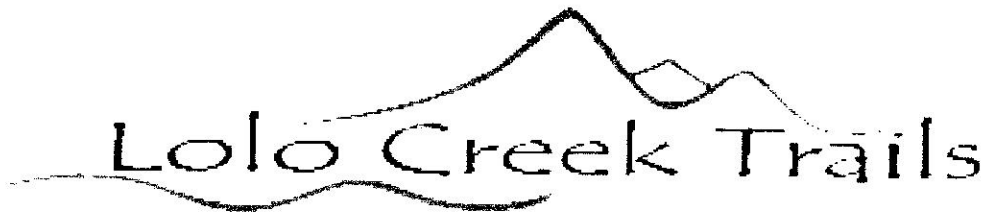
March 19th, 2009 at 6:00 p.m.

Lolo School Cafeteria

Elections will be held for the following offices:

| | |
|----------------|-------------|
| President | 1 year term |
| Vice President | 1 year term |
| Secretary | 1 year term |
| Treasurer | 1 year term |
| Board Member | 2 year term |
| Board Member | 3 year term |
| ACC Member | 1 year term |

If you are unable to attend and would like to authorize someone to act as proxy, please send an email to Connie Nichol (nichol@montana.com) and I will email the form to you



Agenda 3-19-09

2008 HOA Financial Statement

Website

www.lolocreektrailshoa.com

user name: lct password: hoa

What can be accessed here

Job Descriptions of HOA officers

President

Vice President

Secretary

Treasurer

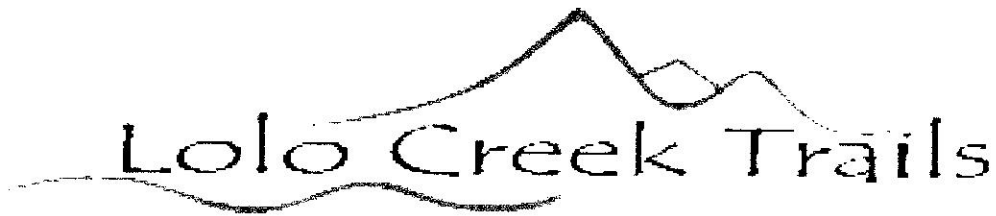
Architecture Control Committee

Board Members (2 year term, 3 year term)

Web Master

Nominations and voting

Meeting to be turned over to new officers



MEETING MINUTES: Annual Meeting, March 19, 2009

The meeting was called to order by Board Member, Brandon Wright at 6:30 p.m.

Connie Nichol presented the financial statement on behalf of the former treasurer. The current balance is \$8,615.76. Projected dues for 2009 are \$11,602.00

Brandon discussed the Lolo Creek Trails website, and asked for someone to volunteer services as a webmaster this upcoming year. I was agreed that the website would be a good means of communication.

www.lolocreektrailshoa.com user name: lct/password: hoa

Brandon discussed the election of officers for 2009, and reviewed their responsibilities as described in the By Laws.

Brandon then called for nominations/volunteers for new officers.

President: Scott Caldwell volunteered as the only candidate. His nomination was seconded by Chad Hettman

Vice President: Tye Roy volunteered as the only candidate. His nomination was seconded by Cameron Criddle

Secretary: Teri Johnson volunteered as the only candidate. Her nomination was seconded by Brandon Wright

Treasurer: Patrick Naseem volunteered as the only candidate. His nomination was seconded by Mary Thompson

Board Member 2 year term: Dan Johnson volunteered as the only candidate. His nomination was seconded by Ezra Williams

Board Member 3 year term: Jennifer Despain volunteered as the only candidate. Her nomination was seconded by Mary Thompson.

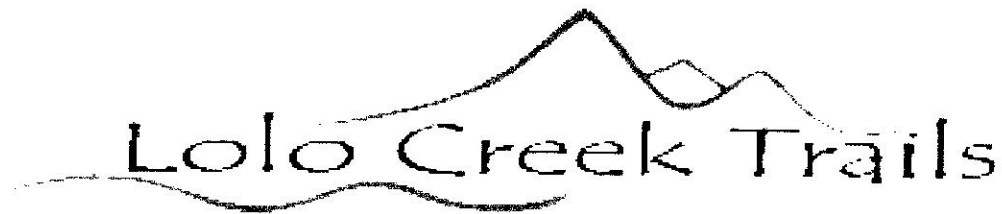
ACC Committee member 2 year term: Cameron Criddle volunteered as the only candidate. His nomination was seconded by Brandon Wright

ACC Committee member 3 year term: Andrew Schwartz volunteered as the only candidate. His nomination was seconded by Connie Nichol

As there were no objections, and only one candidate for each office, voting was not required. Each position was filled by default.

The new Board and Officers agreed to meet with the outgoing officers as soon as convenient so that the 2009 dues statements could be mailed.

Respectfull submitted,
Connie Nichol, Secretary



Lolo Creek Trails

FINANCIAL STATEMENT 9/2008-3/2009 (dates are post Missoula Property Management)

INCOME

| | |
|--|---------------------------|
| Cash to reopen account | \$ 1.00 |
| Transfer from Missoula Property Management | 9,426.68 |
| Missoula County (Weed Grant) | 1,000.00 |
| Sullivan, Tabaracci & Rhodes (refund) | 323.06 |
| Dues | <u>167.00</u> |
| TOTAL INCOME | <u>\$10,937.74</u> |

EXPENSES

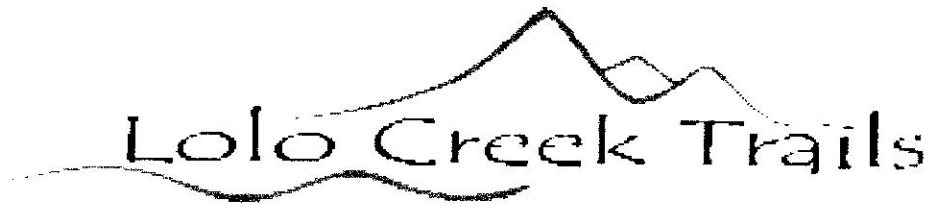
| | |
|--|-------------------------|
| Weed spraying | \$1,000.00 |
| Regrade common area | 600.00 |
| Attorney Fees | 323.90 |
| Farmer's Bank - check order | 12.35 |
| Lolo School - cafeteria rental | 20.00 |
| Missoula County - property taxes common area | 87.99 |
| USPS -PO Box rental | 40.00 |
| Zurich North America - insurance renewal | 208.09 |
| USPS - postage | <u>42.00</u> |
| TOTAL EXPENSES | <u>\$2321.98</u> |

ENDING CASH BALANCE 3/19/2009 **\$8,615.76**

Projected income from dues 2009 - \$11,040.00

2008 Statement (Jan-August final)

INCOME: \$11,602.00
EXPENSES: \$6,834.39 (Missoula Property Management \$2,424.00)



SIGN IN SHEET

General Meeting 3/19/2009

Please sign in and take your label as proof of lot ownership and voting rights

Suit A Caldwell

Peter DeSpain

Shirley Caldwell

Mary Thompson

Trevor Thompson

Chad Pitt

Patrick & Sarah Naseem

Nobaw Meeks

~~Ezra +~~
Lindy Williams

Ann & Richard Alderson

TYE ROY

Cameron Criddle

Andrew Schwartz

Robert Hameman

Josh Legrey

~~James Pitt~~