



LOLO CREEK TRAILS HOMEOWNER'S ASSOCIATION
MINUTES

April 14, 2009

6:00 pm 11483 Stella Blue Dr
Lolo, Montana

Board Members Present: Brandon Wright, Cameron Criddle, Dan Johnson, Patrick Naseem, Scott Caldwell, Andrew Schwartz, Tye Roy, Jennifer DeSpain, Teri Johnson
Homeowners: Corey Heffernan

1. Meeting was called to order at 6 pm by Scott Caldwell, President
2. Approval of minutes 3/31/09 – **the motion was made by Dan to approve the minutes as submitted, seconded by Tye, all in favor/motion carried.**
3. Financial Report- Patrick reported that one check had been written since the last report to reimburse Raleigh Johnsen for the one year renewal of the web site fees. The account balance as of 3/30/09 is \$8491.51. It was noted that Connie Nichols has outstanding receipts for reimbursement of her costs for association business.

ANNOUNCEMENTS: there were no announcements

4. OLD BUSINESS:

- 1) Jennifer has drafted the Welcome letter – copies were distributed for review/suggestions. The ACC term lengths were corrected to reflect Andrew 1 year, Cameron 3 years. Suggestions were made to include the web site address/user id/psswd and mentioning the covenants are viewable on the web site. There was discussion as to who would receive the welcome letter: renters and lot owners.
- 2) Teri has received the membership database from Connie and updated with recent changes.
 - The website fees and domain fees have been paid by Raleigh Johnsen and he has been able to get it up and going again.
 - New information has already been posted to the website and Raleigh has spruced up the home page. So that Raleigh isn't overloaded with postings to the web site Tye volunteered to assist. Tye also suggested we look into acquiring Dennis Doran's lolocreektrails.com site and link it to the HOA site. He will check the site for claims.
 - **We need to discuss how to format the site access – should the general pages be open for public review and only password protect the sensitive information such as roster of homeowner's? future action item****
- 3) Brandon talked with the CPA. The HOA does have a 1099 and will need to file taxes due by 3/09. The cost is approximately \$50 for the state and \$0 for federal plus CPA fees. The CPA will prepare the taxes and send LCT HOA a bill.
- 4) Dan understood that he was to contact Stan Hendricksen regarding mowing of the property bordering the west development boundary fence and was not clear on the additional lots. He will include these when he contacts Mr. Hendricksen and report back to the board.
- 5) Patrick has not received an updated list of dues accounting from Connie yet. He has received a dues check for Lot 90 which recently closed. The dues are currently a one time payment of \$120/lot/year. The notices will be going out once the accounting is updated.
 - Nichole Thao, Western States Insurance, sent a quote and explanation of coverage for the potential new policy. Discussion followed and it was requested that a **comparison of the existing and proposed policy be put together to be discussed at the next meeting for action.** **
- 6) Tye reported that he had received only one response to his request for bids for mowing/seeding/weed treatment of the common areas. This bid came in much higher than previous year contracts. Discussion followed as to what was covered in the suggested treatment. Additional suggestions for contractors were given and Tye will contact other contractors for bids.
- 7) Scott contacted Darrel Moss, Attorney, who suggested he call Dennis Doran directly for any legal documents that may exist in regards to the HOA. He sent the Federal Tax ID documents (1099), a letter from the Secretary of State identifying the HOA, and a letter from the Department of Revenue. The letter referred to from a previous meeting designating the HOA as sole authority was not produced. **Scott will contact Connie to see if she may know where it might be located.**

At this point in time Tye asked that the agenda order be adjusted to accommodate the ACC and visiting homeowner Corey Heffernan. The ACC recently contacted Corey when landscaping activity was noticed on Lot 90 that had recently been purchased by Corey Heffernan. LCTHOA had not received a notice of the change in ownership or transfer of deed. The ACC apprised Corey of the LCTHOA CC&R's and architectural review application/approval process. Corey indicated that he had briefly read the CC&R's in regards to fences. His contractor described his fence design as 'semi-private'. An application for design review/approval was not submitted to the ACC prior to starting the project. The fence that was being constructed does not meet the CC&R's accepted fence design. There was lengthy discussion of the situation and it was decided that additional information was needed in order for the board to determine the proper action to be taken, if any, as outlined in the CC&R's and Bylaws of the LCTHOA. It was determined that Corey would be contacted with the outcome before 4/17/09 so as not to hold up his contractor.

- 7) Scott continued with his report on the signage. Jennifer had obtained a copy of the design of the signage that had been proposed by the developer. She suggested that the board take pictures of entry signs that they see around the county. These can be reviewed at the next meeting and an acceptable design presented to Dennis Doran encouraging him to complete the entry way signage as proposed in the development plan. Scott asked what procedure was in place with the county that would require the developer to carry out the entire development as designed. Scott volunteered to contact Dennis with the final design proposal/bid for completion.
- 8) ACC – all members of the ACC were not present and there was no report.
 - Paint swatches on homes under construction
 - Update ACC procedure. **There was discussion of the immediate need to clarify and update, if needed, the ACC process based on the situation involving Lot 90 that was presented at this meeting. This item will be revisited at the next meeting.**

Further Action Item: Community clean up day and Bar-B-Que – Dan suggested a dumpster could be rented for the clean up at \$536/week. No action taken.

NEW BUSINESS:

Action Item: Status of topsoil mound on western edge of subdivision. Discussion, no action taken

Action Item: Discuss moving bank account to another bank. Discussion, comparison of accounts at Farmer's Bank (current acct) and Bitterroot Valley Bank (proposed). Patrick will check into a comparison of interest rates and report back. He also noted that a debit card may not be possible if 2 signers are required for checks written. It was discussed whether or not a CD or savings account would be appropriate for depositing the dues checks. Dan suggested that a 2009 Budget needs to be developed, according to the Bylaws, to address insurance/maintenance/future project improvements and include a reserve account for emergencies. This could be addressed at the next meeting. **Jennifer made the motion to move the current bank account depending on the comparison of interest rates which will be available at the next meeting, seconded by Scott, all in favor/motion carried.**

Action Item: trailer parked in front of lot 50 – Teri reported that the trailer parked in front of Lot 54 had been moved.

Action Item: Complaint filed by Dan and Debby Stuart @ 11846 Stella Blue. The letter was discussed. Dan corrected the agenda item to Wally and Debby Stuart. It was determined that the owner of the lot would be contacted by phone and informed of the situation prior to formal written action or fines being assessed. Teri will contact the lot owner and reply to the Stuart's.

A second e-mail concern had been received from Michelle Legrey in regards to construction debris. Teri will contact the owner of the lot which appears to be the source of the debris and respond to Michelle.

OPEN FORUM:

- The weed grant award has been received. It is for \$350 reimbursable once treatment is completed and receipts for seeding/chemical application etc. are presented. **The contract needs to be signed by the President and returned to the county.**

ITEMS FOR NEXT MEETING:

1. ACTION – review, approve insurance policy
2. ACTION – mowing/weed treatment of common areas
3. ACTION – ACC role and process clarification/update, reports
4. ACTION – development signage – prepare design and bid to present to developer for completion
5. ACTION – 2009 Budget development
6. ACTION – review bylaws in regards to voting responsibilities of board members, officers

7. ACTION – accept weed grant, president sign and return to county (make a copy for our records)
8. DISCUSSION – propose a different meeting night to accommodate the board members, discuss a plan for maintaining an efficient use of meeting time so as not to go longer than necessary

NEXT MEETING DATE, TIME AND LOCATION: April 28th 2009 6PM Patrick Naseem's 11760 Stella Blue Drive

ADJOURN – at 8:15 the motion was made by Jennifer to adjourn the meeting, seconded by Tye, all in favor/motion carried.

Respectfully submitted,
Teri Johnson
Secretary LCT HOA