

**LOLO CREEK TRAILS HOA  
MEETING MINUTES**

**Date and Time:** May 7, 2013, 7:00 pm

**Location:** Lolo Community Center

**Attendees:** **Board Members:** R. Alderson, D. Johnson, P. Naseem, L. Schauff  
**ACC:** M. Gooley, M. Lecholot  
**Residents:** S. Caldwell, W. Bush, N. Ebin, J. DeSpain, L. Gillin, R. Maclean, N. Mortenson, J. Payne, L. Payne, D. Scott, R. Shrenke, K. Straley, W. Stuart, C. West

**Chairperson:** Dan Johnson

**Call to order:** 7:00 pm

**Minutes for April 2, 2013 Meeting:** Approved by email per R. Alderson

**Treasurer Report:** Patrick Naseem reported that 89 of the 92 homeowners have paid dues for FY2013. As of May 7, 2013 there is \$16,351 cash in the general fund, \$5,000 in the general fund reserve, \$8,547 in special funds, and \$446 in county funds, for a total of \$30,344 ending cash account balance (rounded to the nearest dollar). A motion passed unanimously to approve the treasurer's report and to pay current outstanding bills.

**ACC Report:** New home construction approved for Lot 34, and new landscaping approved for Lot 63.

**Greeting Committee Report:** HOA Board member Michael Fontaine has resigned from the Board. A new board member who will act as Greeting Committee contact will be appointed. (See new business below.) New owners have moved into Lot 24.

**Old Business:** Kory Garman sent word that a grant for \$1,300 for specified chemicals had been awarded to the HOA from the Missoula County Weed District.

Marty Lecholot reported that a committee had inspected the sidewalks and ramp, and found some evidence of normal wear but none requiring repair at this time.

Wally Stuart reported that the HOA Board will receive bids in June or July for normal resurfacing of the bike path. There is no serious damage to the bike path at this time.

Patrick Naseem reported that he had purchased a Gateway laptop computer for exclusive use by the HOA Board. The computer will be used along with the hard drive purchased last month to keep HOA records and other pertinent documents. This equipment will be held by the secretary and will be accessible to members of the Board, which removes any need for working and storing HOA materials on an HOA board member's personal computer.

**New Business:** Following up on suggestions made by homeowners at the April 2 meeting, Dan Johnson appointed a committee to propose an amendment to Article Vii, Covenant 25 of the Lolo Creek Trails Covenants, Conditions and Restrictions. The committee, consisting of four homeowners at large (Buffie Ceruti; Natalie Ebin; Ryan Schrenk; and Mary Thompson) and one Board member (Patrick Naseem), will be chaired by Ryan Schrenk

House sales have closed recently or are pending on Lot 24, Lot 45, and Lot 77.

Dan Johnson reported that Michael Fontaine had resigned his position on the HOA Board, effective immediately. Motion to accept the resignation passed unanimously.

Dan Johnson further reported that the two HOA Board positions vacated by Michael Cornette and Michael Fontaine should be filled by the Board, per Lolo Creek Trails by-laws. Dan nominated Jennifer DeSpain and LaDonna Payne to fill the vacant positions. Motion to elect the two nominees passed unanimously. LaDonna Payne was appointed as contact member on the Greeting Committee. (See above.)

**Open Discussion:** Larry Schauff reported that the Lolo Community Council needs board members, and has asked specifically for representation from Lolo Creek Trails subdivision. Homeowners interested in serving on the Council should contact Larry. He further reported that the next meeting of the LCC will be Thursday evening, May 9, where the discussion will center around pine beetle kill.

A lively discussion of the LCT Facebook page, especially what, if any, remedies might be available regarding inflammatory or derogatory postings.

**Executive Session:** Executive session began at 7:50 pm. The Board discussed further issues of dues collection. Richard Alderson resigned as Secretary of HOA board, and LaDonna Payne was asked and accepted the position of Secretary of HOA board.

**Adjournment:** No further business was discussed in the open session. The meeting adjourned at 8:40 pm.

**Next Meeting:** June 4, 2013, 7:00 PM @ Lolo Community Center

Respectfully submitted,

LaDonna Payne, Secretary