



## HOA Minutes

**Date and Time:** June 14 7:00 PM

**Location:** Lolo Community Center

**Attendees:** **Board Members:** B. Doty, J. DeSpain, K. Garman, S. Schauff, W. Stuart (excused- P. Johns, M. McNulty) **Residents:** A. & R. Alderson, M. Cornette, D. Fellon, M. Fontaine, E. & S. Hendricksen, D. Johnson, T. Roy

**Chairperson:** W. Stuart

**Minutes for May Meeting** - Minutes for this meeting were approved via email and posted on the website.

**Financial Report** - J DeSpain reported a dues deposit of \$840 and an interest deposit of \$3.47. Four checks cleared the account: \$229.35 to D. Ketchum for website builder and hosting service, \$40 to Worden Thane for legal expenses, \$95.04 to S. Schauff to reimburse for dues billing, and \$14 to T. Clevidence for Welcome Committee expenses. The balance is \$18,487.21.

**ACC Report** - L. Schauff submitted a report that the ACC approved the installation of a fence for Lot 17. Also approved was Lot 27's request to repaint their garage and front door, as well as providing curbing around the flower beds. The landscaping plan for Lot 43 was approved as well as Lot 71's request to install a concrete patio under the existing second floor deck. The exterior paint colors for Lot 92 was approved. A request to construct a shed on Lot 10 was denied since its location falls within the setbacks.

**Bylaws Committee Report** - B. Doty reported that the committee has met 2 times and has worked through section 5.1 of the bylaws.

**Greeting Committee Report** - S. Schauff reported that the newest LCT lot owners (Lots 12, 17, 37) have received or will be receiving their welcome baskets.

### OLD BUSINESS:

**Ditch and Easement Update**- Grant Creek Excavation came out and discussed the plans for a new open ditch with affected homeowners. A construction schedule was developed and sent to all homeowners. Homeowners shared concerns about area safety and access to the commons area and want a closed ditch. They also asked if the HOA could get an injunction to stop work until these concerns are addressed. W. Stuart will contact our insurance company regarding the liability of the ditch and an attorney to see if we have any options. He will also speak to Grant Creek Excavation to discuss the possibility of enclosing the ditch at the areas of greatest depth and incline.

**Bike Path** – The bike path is still slated to be finished by the end of October. The speed limit along part of Hwy. 12 has been reduced in association with bike path development.

**Tree and Sprinkler Update** – Although the county has admitted financial responsibility for these improvements, no further progress has been made regarding project planning.

**Mowing and Spraying Update** – This has been delayed due to weather but spraying will occur next Tuesday and mowing 2 days later. Several cottonwoods will also be chopped up, to be moved and burned at a later date.

## **NEW BUSINESS:**

**Mission Statement**- The mission statement was accepted as proposed.

**Garage Sale**- The garage sale this past Saturday seemed to generate a good deal of interest and hopefully was a success for participants.

**Clean up Day**- This is scheduled for this upcoming Saturday the 18<sup>th</sup>. Volunteers should meet on the front bike path at 9AM with weed whackers, wheel barrows, shovels, loppers, and wear gloves.

**Website**- A difference of opinion regarding the posting of information on the website has resulted in website changes. We will be looking for a new website manager.

## **OPEN DISCUSSION**

It was suggested to remove the auction signs that are still displayed around the community.

**Next Meeting** – July 12, 2011 @ 7:00 PM @ Lolo Community Center

**Meeting Adjourned at**- 7:50 PM

**Executive Session Convened at**- 7:52

**Session Adjourned at** – 8:55