

Lolo Creek Trails Homeowners Association
Minutes from Meeting 6/5/07 Lolo School Cafeteria

Tom Tabler opened the meeting by announcing the officers. He questioned everyone about receiving the past mailings and asked everyone to update the roster which was passed around.

Trevor Thompson announced that the website would be up in about 2 weeks. He will also check into a list serve service for all mailings and for a general sign in and password protected.

The property management representative, Sherrie, was introduced and the reasoning why the officers and directors wanted to have a management team on board. Sherrie said that our contract was for \$295. /month and that the monies would be in a safe trust account that anyone in the HOA could see the paperwork, if they so desired. Also, a benefit in hiring them would be that they would send out all notices and collect all fees along with paying the bills, insurance, maintenance and etc. The property management would also enforce the covenants, they would guide us and help us to budget the necessary needs of our community. Sherrie's experience has been with other home subdivisions and multi-unit condominium complexes. Her contract has her attending 2- general meetings, but Sherrie will be willing to attend more if we would want her to, for an additional fee. It was brought up about any personal conflict of interest to any officers and Sherrie said that she would sign one if necessary.

The next letter will be coming out in the next few weeks with the billing for dues for July through December 2007. The amount due is \$120.00, payable to Missoula Property Management Company. All lots will be charged the same, even the undeveloped lots.

Covent reporting will be able to be done by anyone in the HOA. They can contact a board or director member or call the management company. E-mails are also acceptable to Sherrie. Her phone number is 251-8500 or sherrie@montana.com
The ACC will also be able to contact Sherrie with any violators. A call can be placed and they will investigate. Depending on the complaint would also depend on the time line to have action taken. The fine list along with 1st and 2nd notices. The ACC will sit down with Sherrie and come up with guidelines and contact those who have not had an approval letter from them. This will be for homeowners and builders alike. Another way they will process will be based on will be through the county ordinances as stated in our covenants.

The biggest concern for most of the homeowners present was the presence of all the weeds in the common areas, walk paths and the empty lots. Sherrie will get bids to spray or use the most successful manner as the landscaper feels is appropriate to control all of the areas.

The next concern was the work still to be completed by the developer. A timeline on when these things need to be completed, based on the plat and the county. Along with the status of the water rights situation.

Budget Review: The numbers projected will be off a bit as we are still trying to get a handle on exact costs. We know for sure that the property tax and the property management numbers were off a little. Areas that may still need to be completed will have higher numbers until we can get bids and the management company can get things completed.

It was brought up by a homeowner to use some rules of order for the meetings.

During Open Discussion:

Common areas- plat shows sod and native grasses. We need to find out what the county and the plat says. Upper area is uneven and may or may not be good for play set area. Insurance would change based on liability.

Letter to the builders about the dirt ramps, debris thrown in the common areas and just general maintenance of their lots.

May be possible to do "proxy" votes by mail, if we continue to have less than 80% of the HOA at the meetings, to vote. Special meeting may be held if someone was interested in changing covenants guidelines are in the Bylaws.

New signs could be posted announcing any important information regarding all the HOA saving on mailings. Or we may also be able to have open discussion times before any vote. Or even online.

We had great conversation after the meeting was adjourned and being able to have differing opinions with out any one taking to heart what was said was a display of neighbors communicating with each other. I'm sure this will continue as we have many homeowners who care where we live and the manner in which we maintain our community.

Minutes: Lynn Miller