



LOLO CREEK TRAILS HOMEOWNER'S ASSOCIATION

Minutes

June 23, 2009

6:00 pm 11313 Stella Blue Drive
Lolo, Montana

(THE CHAIRMAN OR VICE-CHAIRMAN RESERVES THE RIGHT TO CHANGE THE ORDER OF THE AGENDA AND IF THE AGENDA IS NOT COMPLETED TO RECESS THE MEETING AND CONTINUE ON ANOTHER SPECIFIED DATE AND TIME)

Board members present: Tye Roy, Jennifer DeSpain, Scott Caldwell, Andrew Schultz, Teri Johnson, Dan Johnson, and Patrick Naseem

1. Meeting Called to order at 6:00 pm by Scott – Jennifer requested that we move ahead to the ACC report so that Andrew could leave early. Andrew had no new ACC requests to report.
2. Approval of minutes 6/23/09 – **Jennifer made the motion to accept the minutes as distributed, seconded by Dan, all in favor, approved.**
3. Financial Report – Patrick reported that as of 6/15/09 the HOA account balance was \$10,645.28. \$990 in dues was deposited for 7 lots (+ late fees) for a balance of \$11,635.28. The account earned \$4.66 in interest.

ANNOUNCEMENTS: there were no announcements

PUBLIC COMMENT: there were no public comments

OLD BUSINESS:

Action Item: Tye reported that he has offered to have the company hire him to complete the edges, boulevards and property lines due to the weather and muddy conditions preventing them from coming back out to finish up. Stan Hendrickson will take care of the mowing along the west boundary of the development.

Action Item: Andrew stated that Noah had completed the ACC approval guidelines update. There have been no new applications for the ACC to review. [Jennifer requested a summarization of the changes to include in the next newsletter that will be going out in September.](#)

Action Item: the signage committee, Noah, Scott and Tye, met recently to review the photos of local signs submitted. They will be meeting again on 6/30 to put together a sketch with bids and present to Dennis Doran to get started with the signage.

Action Item: Jennifer requested an increase to the \$100 originally budgeted for the bar-b-cue to cover the cost of meat, buns, plates, utensils, cups, lemonade. The amount would depend on the responses received to the RSVP when the notice goes out. A September date was discussed with the members contributing pot luck dishes for sides and desserts. It was also mentioned that we could include other homeowners on a committee to plan for the bar-b-cue.

Action Item: Teri reported that dues have been paid on 72 lots. Delinquent notices had been mailed certified return receipt.

Action Item: Tye presented a map of the lot boundary and fence location of Lot 46. Following discussion **Tye made the motion to request that the owner #1 relocate the fence to the correct boundary line or #2 go through the correct procedure of obtaining a lot line adjustment with the county and presenting that to the HOA for 80% approval. Tye will talk with the lot owner to present these solutions. Seconded by Scott, all in favor, approved.**

Action Item: The letter for Homes in General approved at the 4/28/09 meeting was reviewed, signed by the President, and will be mailed certified return receipt 6/24/09.

NEW BUSINESS:

Action Item: Reimbursements:

Tye made the motion to approve the reimbursements as follows/seconded by Patrick, all in favor, approved.

1. Max DeSpain \$100 for rock removal from the common area for mowing
2. Max DeSpain \$278 for materials to seed the common area between lots 27 & 28
3. Tax preparation \$250,
4. Corporate license tax return filing fee \$50
5. Certified Return Receipt letters for delinquent dues and ACC Phase 2 Lot basement restrictions letter \$72.02

Action Item: Revise Lolo Creek Trails Covenant Enforcement Procedures – following discussion **Teri made the motion to invite homeowners to serve on a committee chaired by 2 board members to develop a workable process for addressing and proper handling of covenant violations. Seconded by Patrick, all in favor, approved.** Scott and Dan volunteered to lead the committee and will contact homeowners to participate.

Action Item: Discussion of enforcement of CC&R's from recent homeowner complaints:

1. Street parking – the board agreed that for now we will visit with those folks who are parking on the street for long periods of time
2. Campers and boats - no decision
3. Chain link dog kennels, dogs allowed to be free in the development without leashes – the board agreed that there is nothing in the CC&R's preventing chain link kennels, all dogs must be on leashes while outside of a fenced yard.

[Dan will get more information on obtaining legal advise from an attorney who specializes in HOA's to determine what CC&R's are county required and which can be looked into for amending by the HOA membership.](#)

ITEMS FOR NEXT MEETING:

1. Lot 46 update
2. ACC update report
3. HOA Attorney

NEXT MEETING DATE, TIME AND LOCATION: July 28 6:00 pm 11122 Stella Blue Drive

ADJOURN at 8:00 Teri made the motion to adjourn, seconded by Jennifer, all in favor, approved.

Respectfully submitted,
Teri Johnson
Secretary LCT HOA