



HOA Minutes

Date and Time: July 12 7:00 PM

Location: Lolo Community Center

Attendees: **Board Members:** B. Doty, J. DeSpain, P. Johns, S. Schauff, W. Stuart (excused- M. McNulty, absent: K. Garman) **ACC Contact:** L. Schauff **Residents:** M. Cornette, D. Johnson, A. & R. Maclean, E. & S. Hendricksen, N. Meeks

Chairperson: W. Stuart

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

Financial Report - J DeSpain reported three deposits, two from dues and one fine and totaling \$870 . An interest deposit of \$4.19 was earned. Two checks cleared the account: \$550.00 to Philadelphia Insurance for HOA insurance and \$77.13 to W. Stuart to reimburse lien expenses. The balance is \$18,734.27.

ACC Report - L. Schauff reported that Lots 16 and 41 successfully applied to re-stain fences. Lot 12 was given permission to correct negative drainage, improve landscaping and build a fence. Lot 56 will be planting trees along the boulevard and Lot 49 will be adding curbing.

Bylaws Committee Report - B. Doty reported that the committee has completed revision of the bylaws and is preparing these changes for the Board. They plan to next work on the CCR's.

Greeting Committee Report - S. Schauff reported that the newest resident of Lot 63 will be receiving their welcome basket.

OLD BUSINESS:

Ditch and Easement Update- Grant Creek Excavation has completed the ditch. We are investigating the possibility of hydro-seeding the ditch area and sharing the cost with Grant Creek. We are still awaiting answers regarding our insurance and any liability associated with the ditch.

Bike Path - The bike path went out to bid last month and hopefully will be started by August 15.

Tree and Sprinkler Update - The county is committed to paying for the installation of sprinklers and trees along our bike path by Highway 12. We have gathered 4 bids to be submitted by this coming Friday. We will need to decide if we want additional trees or larger trees, at our cost, so that irrigation will be appropriate for our needs.

While discussing this topic, discussion took place regarding possible landscaping on areas above the new ditch and a new proposal regarding the berm on the west side of LCT.

Mowing and Spraying Update – All commons areas are mowed except by the water in the front of the subdivision. A second mowing will occur later this year. Spraying will occur this fall. Homeowners are to keep watch over the grasshopper situation, so that we will know if we need to address their presence.

Grant Application for Weed Spraying- We need to submit a grant in September to Missoula Conservation for assistance in weed spraying. A second grant can be applied for in February if the first proposal is not successful.

Notice to Empty Lot Owners- Notices will be sent to empty lot owners who need to mow their grass. One lot also has debris that needs to be removed as well as mowing. We will also be investigating the removal of a dead pine behind Lot 17.

NEW BUSINESS:

Discussion on New Committee- The homeowners that suggested this committee will be contacted to elaborate on how the committee could work on homeowner violations.

Appeal of Fine – Discussions regarding fines and appeals for fines is done in executive session to maintain the privacy of the homeowners addressed.

OPEN DISCUSSION:

The county will be contacted regarding cracks and emerging grass in the roads between the gutters and asphalt.

Next Meeting – August 9, 2011 @ 7:00 PM @ Lolo Community Center

Meeting Adjourned at- 7:58PM

Executive Session Convened at- 8:01 PM

Session Adjourned at – 8:14PM