



## HOA Minutes

**Date and Time:** July 10, 7:03 PM

**Location:** Lolo Community Center

**Attendees:** **Board Members:** K. Garman, D. Johnson, P. Naseem, S. Schauff, W. Stuart  
(Excused: M. Cornette, Absent: B. Doty) **ACC Contact:** L. Schauff **Residents:** A. Schwartz

**Chairperson:** W. Stuart

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

**Financial Report** - P. Naseem submitted the financial report. The ending balance for the month is \$20,305.07

**ACC Report** - L. Schauff reported that the exterior colors were approved for Lot 39, as well as an adjustment to the wrap around of rock on the corners. The exterior colors were approved for Lot 87. An extension of the privacy fence for the patio was approved on Lot 43. A split rail fence for lot #91 was approved. Two other lots may see construction soon.

**Greeting Committee Report** - D. Johnson reported that there are new owners of Lot 2; however, a basket has not yet been delivered.

### OLD BUSINESS:

**Updating of 2012 Late Dues**- Only two lot owners have not yet paid any dues.

**Updating of By-Law Changes**- The by-laws need to be submitted for recording with the county after they are signed and notarized.

**Mowing & Weed Control** - Spraying for weeds has been completed. Mowing will be done next week.

**Commons Area Behind Lot 14**- We are continuing to look at selling this piece of land in order to resolve the maintenance issue.

### NEW BUSINESS:

**Reminding Vacant Lot Owners**- Notices will be sent out regarding the mowing of vacant lots that have not been routinely mowed.

**Fertilizing & Staking of Trees**- The trees in the front commons area were fertilized and staked as well, due to high winds.

**Spraying Street Gutters & Curbs**- W. Stuart sprayed all of the street gutters and curbs this past weekend. It will need to be sprayed again.

**Seeding Area A**- This northwest corner will be seeded later this fall.

**Removing the Dead Tree Behind Lot 8-A** A tree located behind Lot 8 needs to be removed. We are still investigating the cost of removing this. We also have cottonwood branches that need to be removed and cleaned out. Directly behind Lot 20 is another tree that needs to be removed.

**Improving the West Entrance Along Stella Blue Drive-** To avoid dumping of trash, driving on the front commons areas, and improving these areas, we are investigating installing some split rail fencing as protection. County funds that were designated for the improvement of this area could be used for this project.

**Sealing the Front Bike Path-** We are still attempting to get county assistance with sealing the bike path in front of the development.

**OPEN DISCUSSION** - An association member asked another resident whether a common garden might be established in one of the commons area. The feasibility of this project would have to be investigated by interested parties.

**Meeting Adjourned** at- 7:30PM

**Executive Session Reconvened** at- 7:33PM

**Executive Session Adjourned** at - 7:39PM

**Next Meeting** - August 14, 2012 @ 7:00 PM @ Lolo Community Center

<b>Lolo Creek Trails HOA</b>	2012 Budget	2012 Actual	Difference
<b>Projected Revenue:</b>			
Dues (92 lots x \$120)	\$11,040.00	\$10,680.00	-\$360.00
Dues from prior years & late fees		\$2,142.00	\$2,142.00
Allowance for Un-collectables	-\$600.00	-\$600.00	\$0.00
Cash Carryover from 2011	\$7,074.22	\$7,074.22	\$0.00
Interest Earned	\$0.00	\$8.85	\$8.85
Missoula Conservation Grant	\$0.00	\$1,000.00	\$1,000.00
<b>Funds Available</b>	<b>\$17,514.22</b>	<b>\$20,305.07</b>	
<b>Projected Expenses:</b>			
Insurance	\$2,915.00	\$1,930.00	\$985.00
Common Area Maintenance (mowing, weed and pest control, sidewalk and ramp repairs)	\$7,000.00	\$2,147.50	\$4,852.50
Snow Removal	\$2,500.00	\$625.00	\$1,875.00
Legal Fees	\$2,000.00	\$905.00	\$1,095.00
Website (2 years)	\$275.00	\$238.80	\$36.20
Postage & Mailing	\$150.00	\$177.40	-\$27.40
Printing & Supplies	\$200.00	\$94.59	\$105.41
Property Taxes (Common Area)	\$50.00	\$50.00	\$0.00
Post Office Box Rental	\$55.00	\$42.00	\$13.00
Community Center Rental	\$125.00	\$125.00	\$0.00
CPA (Tax Return Preparation)	\$215.00	\$250.00	-\$35.00
Secretary of State Filing Fee	\$15.00	\$15.00	\$0.00
Social Events/ Welcome Packets	\$50.00	\$6.00	\$44.00
Capital Improvements (5%)	\$730.00		\$730.00
<b>Total Expenses</b>	<b>\$16,280.00</b>	<b>\$6,606.29</b>	
<b>Ending Cash</b>	<b>\$1,234.22</b>	<b>\$13,698.78</b>	
<b>Special Funds</b>			
Special Assessment Fund	\$10,470.00		
Culvert Restoration	\$1,722.10		
Funds Available	<b>\$8,747.90</b>		
<b>projects:</b> sealing the bike path (Shadow Paving), landscaping, solar lighting for the sign, Commons Areas improvement			
County Funds	\$12,670.00		
RCC Sprinkler	\$11,048.00		
Funds Available	<b>\$1,622.00</b>		