

LOLO CREEK TRAILS HOA
August 5, 2019, 7:00pm @ Lolo Community Center
MINUTES

Call to Order 7:00 by Larry. All board members present except JoEllen who was excused

Approve Minutes – April minutes approved as distributed. No quorum for meetings in May, June, and July

Treasurer Report (W. Bush)

Deposits made for fireworks fines, interest and dues
Checks for insurance, Larry for copies, Ecotech, Gecko, spring newsletter and spring cleaning
Motion made by Wally and second from Raleigh to approve report. Passed.

ACC Report

None.

Committee Reports

JoEllen is collecting more items for welcome baskets from community businesses

Wally. Reported that Ecotech completes sidewalk tree trimming. Sprinklers were turned on for common area and mowing has begun.

Larry reports that summer picnic on August 17 was a success. 40 adults, 8 children attended.

Unfinished Business

Lighting of LCT sign – board approved but need vote of members to spend money. Will cost \$2,000 for solar lighting. Method of voting discussed – mail, email or annual meeting. Wally moves to hold email vote. Jen second. Motion carries.

Identify capital expenditure projects – still seeking input from community about ways to improve neighborhood. One suggestion was to beautify the entrances. Discussion tabled.

Received letter that board of director insurance cancelled. Liberty Mutual cost increased. Received quote from Farm Bureau Insurance. Cost \$1790. Had budgeted \$2300.

Fire hydrants and snow-discussion about Gecko including that in services. Motion made by Wendy to obtain quote from Gecko to include snow removal from hydrants when needed. Jen second. Motion carried.

New Business

Need to replace Josh Hotchkiss on board. Larry requests board members assist in seeking volunteers. Two years left on the term for appointment.

July 5 fireworks- two people fined for shooting Larry suggests reviewing fine schedule because may be outdated. Suggests forming a committee to review. 8 items on fine schedule are ACC related. Committee should be one board member, one community member, and one ACC member. Interested people should email Wally. Wally agreed to be board member on committee.

Larry provided report from Lolo Community Council meeting. They now have full board of seven. Casey Lloyd runs free pantry. Had Bear Fair and 30 people attended. FWP presented on being bear aware. New county commissioner Juanita Viero present at meeting. New school RFP is out. Discussed neighborhood watch. Farmers Market in Lolo on Saturdays from 9-2

Larry wants to get started on nomination committee formation. Needs two board members and one ACC member.

Open Discussion

Every new resident to receive a letter regarding community and covenants.
Discussion about ACC Article VI, Article VII-

- ACC has to explain a decline
- ACC has to be voted on by members
- building/outbuilding
- temporary structure
- fences, grade of lawn
- plant on design of yard
- lighting. security or strings

Amendment of covenants have to be by 80% of membership
Declarant reserves right to enforce
covenants may be waived or abandoned

Next meeting date and time
9/9/19 at 7:00 p.m.

Homeowner Comments

Suggestion to not cut common area grass because it is stiff. Learned the cutting is for fire protection

Board Member Comments

- none

Executive Session (Board Members Only)

Bear activity and how to raise community awareness about bear safety
All subdivision members responsible for enforcement of covenants

Reconvene Open Meeting

Adjournment – 8:25