



## LOLO CREEK TRAILS HOMEOWNER'S ASSOCIATION

### Minutes

August 25, 2009

6:00 pm 7848 Sugaree Trail  
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: Patrick Naseem, Scott Caldwell, Teri Johnson, Jennifer DeSpain, Brandon Wright, Tye Roy, Noah Closson, and Andrew Schwartz  
Bill Doty

1. Meeting Call to Order at 6:00 pm by Scott who welcomed visiting home owners.
2. Approval of minutes July 28, 2009 – Jennifer made the motion to approve the minutes as submitted, seconded by Brandon, all in favor, approved.
3. Financial Report – Patrick had not received the latest bank statement for the balance but reported that since the last meeting there had been one deposit in the amount of \$120 for dues and one check written for the grasshopper treatment.

#### ANNOUNCEMENTS:

1. Tye announced that he had been contacted by a homeowner with a complaint about the accumulation of trash and clutter around a neighboring lot. Tye will talk with the lot owner and ask that the debris be cleaned up.
2. Jennifer is putting together information for the September newsletter – suggested items:  
New homeowners, recent family additions, recent ACC approvals, BBQ results, CC&R reminders

PUBLIC COMMENT: no public comment

#### OLD BUSINESS:

Action Item: Tye talked with the company hired to do the mowing and they are okay with not continuing with the fall mowing. They did agree to complete the fall weed treatment. He will get an approximate date from them for the planned late fall weed treatment. Tye also checked into the rental rates for a tractor and mower with a 60" deck to complete the mowing. He found one available for \$260/day which includes the tractor, mower, and trailer. The date of the fall mowing is yet to be determined.

Action Item: Andrew presented the revised ACC Review Plan incorporating suggestions from the board and previous ACC members. There were no changes to the square footage minimum or set back requirements. Brandon made the motion to approve the ACC Review Plan as submitted, seconded by Patrick, five in favor, one abstained, approved. Jennifer will include a summary of recent ACC approvals in the September newsletter to the homeowners. Any future approvals made by the ACC will be forwarded to the board members for information.

Action Item: Scott reported that he has been unsuccessful in his efforts to speak with Dennis Doran to present our sign design selection. He will keep trying. Discussion followed on contractors to contact for bids so that an estimated cost could be presented to Dennis Doran.

Action Item: Jennifer has been working with the BBQ committee and has planned to hold the LCT HOA BBQ Saturday Sept. 12 at 6:00 pm in the center of Sugaree Trail. They estimate 2 gas grills would be needed – Noah and Scott volunteered to provide the grills. The HOA will be providing the hamburgers/hot dogs/lemonade/plates etc. and the homeowners will be asked to provide pot luck side dishes, desserts etc. Tables will be set up and the committee asks that those attending bring lawn chairs. A notice will be sent out shortly requesting an RSVP so there will be a number to plan for.

Action Item: Following discussion of outstanding delinquent dues [Jennifer made the motion to forward a lien format to Peter Dayton, Attorney, for review prior to sending out lien notices for delinquent dues, seconded by Patrick, all in favor, approved.](#)

Action Item: Two fine letters were sent following the last board meeting with the assessment due immediately. To date there has only been one response. It was determined that a written explanation be submitted explaining the circumstances related to the setting off of fireworks on a lot where the owner was not home. Teri will send the request via e-mail. [Brandon made the motion to send a reminder letter of the fine due to the second lot owner giving 10 days to pay the fine after which additional fines will be levied and a lien will be filed in accordance to the fine schedule, seconded by Patrick, all in favor, approved.](#)

Action Item: Stanford Violations and fee schedule letter – M. Tye. Roy Follow-up status report. This item was included on the agenda in error.

#### NEW BUSINESS:

Action Item: The ACC reported that there had been 1 landscaping including a fence, and one fence approved since the last meeting.

Action Item: [Brandon made the motion to approve the reimbursement of \\$33.41 for certified return receipt letters sent out for delinquent dues, seconded by Patrick, all in favor, approved.](#) The grasshopper treatment was paid for at the time it was ordered – approved by a motion at the 7/28 meeting.

Action Item: Scott briefly summarized the draft LCT Covenant Enforcement Procedures that the committee worked on at their first meeting 8/13/09. They discussed the importance of educating the homeowners of the CC&R's and perhaps this would be a start in reducing the number of violation issues that come up. They will be meeting again to finalize the draft and will make a presentation to the board for approval.

Action Item: The board recently met with Attorney Peter Dayton who was contacted to review the LCT HOA CC&R's and By Laws. He pointed out some inconsistencies in our documents, made suggestions for correction, discussed with the board what could/could not be changed in the CC&R's and explained the procedure for amending the CC&R's and the By Laws.

Action Item: Following discussion [Patrick made the motion to work with USDA NRCS in developing a Conservation Plan for the LCT HOA, seconded by Jennifer, all in favor, approved.](#) Teri will contact NRCS and work with them to complete the initial resource inventory. There has been interest expressed by homeowner's to help in applying the plan once written.

#### ITEMS FOR NEXT MEETING:

- Propose revision of By Laws
- Covenant Enforcement Procedures Committee report
- begin planning the Annual Meeting

#### NEXT MEETING DATE, TIME AND LOCATION:

September 22 6:00 pm 11146 Stella Blue – Cameron Criddle

ADJOURN [At 7:56 pm Tye made the motion to adjourn the meeting, seconded by Patrick, all in favor, approved.](#)

Respectfully submitted,  
Teri. Johnson  
Secretary LCT HOA