



HOA Minutes

Date and Time: September 11, 2012 7:03: PM

Location: Lolo Community Center

Attendees: Board Members: M. Cornette, B. Doty, D. Johnson, P. Naseem, S. Schauff, W. Stuart
(Ex: K. Garman) Residents: A. & R. Alderson, M. Fontaine, N. Meeks, E. & Stan Hendricksen

Chairperson: W. Stuart

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

Financial Report - P. Naseem gave the financial report. The ending balance for the month is \$20,690.49.

ACC Report - L. Schauff submitted a report that included approvals for re-staining fences for Lots 41 and 60. A request was approved for a deck and pergola for Lot 16. Approval was given to remove and replace an existing sidewalk on Lot 52. Approval was given for an irrigation system for Lot 43. A discussion took place with the owner of Lot 2 regarding covenants related to planting and maintaining the lawn. The owner will receive a letter asking to submit a plan (30 days) with a completion date.

Greeting Committee Report - D. Johnson reported baskets had been delivered to Lots 39 & 79. A basket will be delivered to the new owners of Lot 75.

OLD BUSINESS:

Area A Seeding- The seeding of the area has been completed.

Dead Tree Removal Behind Lots 7 & 20- The tree behind Lot 20 was removed and the tree behind Lot 7 will be removed at the contractor's convenience before winter.

Entrance Improvement Along Stella Blue Drive- The encroachment permit for this area is in the works.

Front Path Sealing- The more serious cracks in the path have been sealed but the path in its entirety will be resealed during the spring.

Lot Line Adjustment Behind Lot 14- Additional information was provided regarding the adjustment of this lot line. The lot line adjustment has been approved by the county. The Board accepted the proposal of the owners of Lot 14 to pay \$10 to complete the transfer of the property, plant a tree, and maintain this small piece of land.

Lot 65 Erosion- The resident of Lot 65 has an erosion issue behind his property line and above the ditch and wants to complete landscaping to deal with this issue. He will be meeting with the ACC and M. Zaveta before any action is taken.

Grant Applications for Weed Control- Both of these grants were filed.

NEW BUSINESS:

Elections for 2013 HOA Board and ACC- There are 3 openings for the board next year and two openings for the ACC next year. D. Johnson will chair a nominating committee to candidates.

Welcome Committee Request - New members are needed for the Welcome Committee. If any residents are interested, please contact Mary Thomson at 273-2979.

OPEN DISCUSSION - No new items were addressed.

Meeting Adjourned at- 7:50 PM

Executive Session Reconvened at- 7:55 PM

Executive Session Adjourned at - 8:05 PM

Next Meeting - October 9, 2012 @ 7:00 PM @ Lolo Community Center

**Notice: Street parking has become an issue. Article VII of the LCT HOA Covenants states: "No vehicles, of any kind, shall be parked on streets for an aggregate period of more than fourteen (14) days in any six month period. If any Lot owner violates this provision, either the Association or the Declarant may have the vehicle towed at the Owners expense."