

LOLO CREEK TRAILS HOA MEETING MINUTES

Date and Time: January 8, 2013, 7:00 PM

Location: Lolo Community Center

Attendees: **Board Members:** R. Alderson, B. Doty, M. Fontaine, K. Garman, D. Johnson, P. Naseem, L. Schauff **ACC:** M. Gooley, M. Lecholat, E. Williams **Residents:** A. Alderson, S. Caldwell, J. R. Payne, L. Payne, W. Stuart

Minutes for December Meeting: Were approved by email after the Annual Meeting.

Call to Order: Past-President Wally Stuart called the meeting to order and thanked the officers and members of the previous Board, the AAC, and all residents for their support and cooperation during his tenure. He then welcomed the newly elected members of the board (Richard Alderson, Michael Fontaine, and Larry Schauff) and the ACC (Mike Gooley and Ezra Williams) and turned the meeting over to Dan Johnson.

Chairperson: Dan Johnson

Election of Officers: The Board elected Dan Johnson, President, Kory Garman, Vice-President, Patrick Naseem, Treasurer, and Richard Alderson, Secretary. Each nominee was elected by acclamation. The ACC elected Mike Gooley to a three-year term and Ezra Williams to a two-year term fulfilling the term vacated by Cameron Criddle. New chairperson of ACC has not yet been selected.

Dan Johnson presented tokens of appreciation to Wally Stuart, Larry Schauff, and Sharman Schauff for their past devotion and service to the HOA.

Treasurer Report: Patrick Naseem reported ending balances for FY2012 of \$8,211 in the General Fund, \$8,546 in the Special Fund and \$446 in the County Fund for a total of \$18,104. Bills for FY2013 dues have been mailed to all homeowners and payments are beginning to arrive.

ACC Report: Larry Schauff reported that a Contractor box behind lot 6 was removed; there were no other items before the committee.

Welcome Committee Report: Dan Johnson reported that the committee has not yet provided baskets to Lots 20, 22 and 23 due to the holidays. Mary Thompson has stepped down as Chairperson. The new Board contact, Michael Fontaine, will contact the committee members.

Old Business

After receiving grants for FY2011 and FY2012 from the Missoula Conservation District, the HOA did not receive a grant for FY2013. Apparently the District is changing its funding priority

from HOAs to individual homeowners, primarily because of a marked increase in grant applications.

Wally Stuart submitted new mowing and weed control contracts for FY2013 to the Board as ready for approval. The bids are with the same companies and for the same amounts as last year. The contract for this winter's snow removal was executed in the fall and is in effect for this season. A new snow removal contract will have to be negotiated later this year for the 2013-14 snow season. Patrick Naseem made a motion to approve the pending contracts. Motion approved unanimously after discussion.

Wally also reported that he had personally sprayed the HOA street gutters for weeds, etc., for several years. The Board agreed that the homeowners could raise a volunteer group for such tasks.

Open Discussion

The question was raised as to the Board's plans for the approximately \$8,500 of special funds remaining in the cash account. Several items including overlay of the bike path, sidewalk repairs and handicap access ramps were discussed as examples of anticipated repairs and maintenance that are the responsibility of the HOA and remain unfunded.

The suggestion was made from the floor that beginning with FY2013, future HOA budgets include a line item for contingency funds beyond projected expenses. Such funds would accumulate as a reserve against possible unforeseen future expenses. It was pointed out that the increased HOA dues this year were approved by last year's Board to match projected revenues to projected expenses and to maintain an operating reserve. There was no motion on this matter, but the suggestion was well discussed and met with general approval.

The suggestion was made that the date of the monthly Board meetings be changed in order to avoid conflicts with other important community meetings on the second Tuesday of the month. The Board will investigate alternative dates and times for future meetings.

Executive Session

The Board entered Executive Session at 8:15 PM. Executive Session concluded at 8:50 PM with no actions taken.

Adjournment: The meeting adjourned at 8:50 PM.

Next Meeting: February 12, 2013, 7:00 PM @ Lolo Community Center

Respectfully submitted,

Richard Alderson, Secretary