



HOA Minutes

Date and Time: Oct. 11, 7:05 PM

Location: Lolo Community Center

Attendees: **Board Members:** M. Cornette, J. DeSpain, D. Johnson, S. Schauff, W. Stuart (Resigned: P. Johns, Absent: K. Garman) **ACC Member:** L. Schauff **Residents:** G. Lordan, J. & J. Spry

Chairperson: W. Stuart

Appointment of New Members: M. Cornette and D. Johnson have been appointed to fill new vacancies.

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

Financial Report - J DeSpain reported 3 deposits: \$12,670 from Missoula Cty. for Hwy. 12 improvements, \$109.95 for website fees reimbursement, and \$2.03 for interest. Three checks were cleared: \$920 to Gecko Fence and Landscape for mowing, \$5985 to RCC Sprinkler as a 50% deposit, and \$480 to Elkhorn Excavating to clear Lot 18 (this will be reimbursed.) The ending balance is \$22,714.83.

ACC Report - L. Schauff reported that a house has been approved for Lot 91 and ground has been cleared. We will be contacting the builder in regards to reminders about construction responsibilities. A truck has cracked a sidewalk near Lot 1; the trucking company has been contacted to repair it.

Bylaws Committee Report - M. Cornette reported that the committee has finished editing the bylaws and would like them to be voted on by the homeowners. For these changes to be recorded, 50% of the homeowners will need to approve the bylaws by a notarized vote.

Greeting Committee Report - S. Schauff reported that the newest LCT residents (Lots 42, 55) have received their welcome baskets. The committee has delivered 11 baskets thus far. Sherie Caldwell has agreed to replace a former committee member who is no longer able to serve. J. Spry offered to donate products for new baskets.

OLD BUSINESS:

Bike Path and Signage - The bike path should be paved within the coming two weeks. There was discussion regarding the placement of "no motorized vehicle" signs and/or doggie disposal bag containers. These ideas were tabled for further discussion. There will be a water fountain installed by the county, perhaps next summer. We are also pursuing information about the sealing of the bike path in front of our community.

Trees and Sprinkler Update - Trees and a water system have been installed along the front path and along the front sidewalks to the first lots. Several trees were replaced along the west side of the first half of the Stella Blue Drive loop.

Sign: Solar Lighting - We are continuing to pursue solar lighting for the sign.

Mowing and Spraying Update – This has been completed for the year. The boulevards have also been sprayed for weed control.

2012 Grant Application for Mowing and Spraying – We submitted an application to the Missoula Conservation Board for a grant. This would include renting goats for weed control on the northwest commons area as well as spraying. We may pursue another grant if this grant is not approved.

Dead Tree Removal – A dead tree will be removed above Lot 17. We sought expertise in how to deal with some of the other less healthy trees, but it appears that no other trees need to be removed.

New Website Manager – We have a new website manager who will be making the system easier to use for all.

NEW BUSINESS:

Snowplowing – At this time, we have investigated snowplowing the development sidewalks. We are forming a committee that will further investigate bids and present the information to the board via email for further action. Any homeowners willing to serve on this committee should contact M. Cornette via email (mcornette@bresnan.net) as soon as possible.

Elections – In order to serve on the board, those homeowners who would choose to become involved need to be nominated either via email or at a meeting prior to the annual meeting. Please feel free to contact any board member listed on the website with nominations.

2012 Budget – Finishing the landscaping, maintaining sidewalks and sidewalk ramps, and initiating snowplowing are all considerations for next year's budget.

Dues – Next year's dues are not expected to increase and there will be no special assessment.

Newsletter – Please submit any information that would be of interest in the HOA newsletter.

Burn Permit – Our burn permit has expired for this year. We continue to add to our next burn pile.

Lot 54 – Concerns have been raised regarding the vacancy of this residence. The HOA has refiled a lien for past fines, dues and assessments.

OPEN DISCUSSION:

Lot 5 Water Issue – Lot 5 is attempting to resolve a water intrusion problem. There are several options being discussed; these would involve HOA involvement since a pipe would have to be installed under a commons area.

Next Meeting – November 8, 2011 @ 7:00 PM @ Lolo Community Center

Meeting Adjourned at – 8:17 PM

Executive Session Convened at – 8:19

Session Adjourned at – 8:30 PM