

LOLO CREEK TRAILS HOMEOWNER'S ASSOCIATION

Minutes

November 29, 2010

6:00 pm Lolo Community Center

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: Wendy Bush, Sharman Schauff, Jennifer DeSpain, Wally Stuart, Pam Johns and Bill Doty

ACC members present: Larry Schauff

1. Meeting Call to Order at 6:00

2. Approval of minutes of October 25, 2010 - Bill moved to accept the minutes as submitted, seconded by Sharman, all in favor, motion carried.

3. Financial Report - Jennifer reported that we had one deposit - \$120 on 11/09 (dues from Lot 69). There was also an interest deposit of \$2.02 on 11/15. Five checks cleared the account - \$300.00 to NC Design Studio (for entrance sign), \$19.94 to Larry Schauff (Common Area Maint), \$248.62 to Walter Stuart (grass seed), \$265.00 to Cutting Edge Lawn & Landscape and \$800.00 to Gecko Fence & Landscape. The balance is \$8,421.88

PUBLIC COMMENT:

There was no public comment.

OLD BUSINESS:

Action Item: Annual Meeting - Wendy will put together an agenda for the upcoming Annual Meeting, then voting for vacancies (3 Board & 1 ACC) will be done via email following the meeting if there is not a quorum in attendance.

Action Item: Front Entrance Sign & Landscaping - The sign is under construction and will be finished as soon as the temperature gets above 20 degrees. Pam researched solar lighting for the sign and reported that it will cost between \$1,500 and \$2,500.

Action Item: Special Assessment - The Board reviewed the costs of continuing the beautification project along Highway 12, which are \$5-7,000 for a water system and \$7-10,000 for trees, shrubs, etc. Wally moved to charge a \$120 per lot assessment to be collected with 2011 dues, seconded by Jennifer, all in favor, motion carried.

NEW BUSINESS:

Action Item: Fine Schedule - The Board discussed changing the fine schedule and decided to increase the minimum fine amount for any violation to \$50. They also changed the notification schedule from 3 Certified with Return Receipt letters before lien proceedings begin to 2 letters - the first being a notification of violation and the second being a Certified with Return Receipt notification of fine. Pam moved to accept a new fine/notification schedules, seconded by Sharman, all in favor, motion carried.

Action Item: ACC Report - There were no submittals to the ACC this month, but the ACC submitted a modified version of the "New Construction Review Checklist". The review will now include a pre- AND post-construction review. Sharman made a motion to accept the new checklist, seconded by Wally, all in favor, motion carried. The new checklist will be posted to the website.

NEXT MEETING DATE, TIME AND LOCATION:

Annual Meeting - December 6, 2010 6:30 pm at the Lolo Community Center.

ADJOURN:

Pam moved to adjourn the meeting at 7:13 pm, seconded by Jennifer, all in favor, motion carried.
Submitted by Jennifer DeSpain