



LOLO CREEK TRAILS HOMEOWNER'S ASSOCIATION

Minutes

November 24, 2009

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: Jennifer DeSpain, Patrick Naseem, Scott Caldwell, Dan Johnson, Teri Johnson, Tye Roy, Brandon Wright and Andrew Schwartz

1. Meeting Call to Order at 6:10
2. Approval of minutes October 29, 2009 – Brandon moved to accept the minutes as submitted, seconded by Jennifer, all in favor, motion carried.
3. Financial Report – Patrick reported that we had one deposit of \$3.86 interest since the last meeting for a balance of \$8,963.57. One check for \$125 for the Lolo Community Center membership is still outstanding.

ANNOUNCEMENTS:

Teri reported that there was a new homeowner at Lot 32 James and Deborah Scott and that the sale of Lot 74 was closing and the Lien had been satisfied with a check for \$407.68 for unpaid 2009 dues.

PUBLIC COMMENT:

No public comment.

OLD BUSINESS:

Action Item: There was no CC&R committee report since the committee has not met. There was only one suggestion received for review and that was the fireworks restriction in the CC&R's. This may be brought up at the annual meeting for the members to consider for future action.

Action Item: Lot 46 Fence – Tye Roy reported that neither Bill nor Jereme Doty will be at the annual meeting to present the fence information and that he would be speaking on their behalf. Brandon suggested to Tye that he encourage Jereme to attend the annual meeting.

Action Item: Annual Meeting planning

- Dan made the motion to approve \$100 for the cost of refreshments for the annual meeting, seconded by Brandon – 5 in favor one opposed. Following discussion Patrick made the motion to amend the previous motion to state: \$80 for refreshments and \$20 for child care during the meeting, seconded by Tye, all in favor, motion carried.
- The board will plan to arrive 20 minutes early to set up the meeting room.
- Jennifer will put together a list of 2009 accomplish to have as a hand out for the members.
- Discussion of ballot format – following discussion Tye made the motion that the ballots for the new board members and ACC member will be counted by a committee made up of any current board member not on the ballot, seconded by Brandon, all in favor, motion carried.

Action Item: December Newsletter – Jennifer reviewed topics to be included in the December newsletter that will be sent out following the annual meeting with the election results. Also included will be:

- Results of changes to the Bylaws (and CC&R'S?)
- ACC request to submit plans 1-2 weeks ahead of time
- New babies in the neighborhood
- 2009 accomplishments and goals

Action Item: Sign estimates Tye and Noah – no estimates submitted, no action taken.

Action Item: Update on Bylaw Amendment Proposal – Teri reported that there had been 22 electronic responses to the Bylaws amendment voting – 20 in favor and 2 opposed. Comments received from the members were read.

NEW BUSINESS:

Action Item: 2010 Weed Grant application – We have submitted the paperwork for the 2009 grant reimbursement and received an application to be considered for the 2010 grant. Jennifer made the motion to complete the 2010 grant application, seconded by Patrick, all in favor, motion carried.

Action Item: Lien Satisfaction reimbursement – Jennifer made the motion to reimburse Teri \$5.50 for recording of the Satisfaction of Lien for Lot 74, seconded by Tye, all in favor, motion carried.

ITEMS FOR NEXT MEETING: - up to the new board! ☺

NEXT MEETING DATE, TIME AND LOCATION: up to the new board! ☺

We are currently paid members of the Lolo Community Center (through October 1, 2010) and have the ability to use the meeting rooms for board meetings when available except on the weekends. Scott recommended that we also plan to meet with the new board to pass on information that will help them to get started.

ADJOURN – Tye moved to adjourn the meeting at 7:23, seconded by Brandon, all in favor, motion carried.

Respectfully submitted, Teri Johnson Secretary LCT HOA