

*LOLO CREEK TRAILS HOMEOWNER'S ASSOCIATION*

Annual Meeting Minutes  
December 6, 2010  
6:30 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)

1. The meeting was called to order at 6:33 pm.
2. All present signed in on roster of homeowners. Twelve of 94 lots were represented.
3. Notice of the meeting was e-mailed to homeowners on 10/4/2010 and 12/4/2010.
4. Report of officers:
  - Wendy Bush listed the accomplishments of the board over the course of the last year - building an entry sign, mowing and weed control efforts, spreading sheeps' fescue seed (a short natural grass), updating the fine schedule and mowing vacant lots (the owners were billed). She thanked Wally Stuart, Larry Schauff and Bill Doty for the many hours they donated to cleaning up the common areas of the subdivision and David Ketchum for maintaining the website for us.
  - Wally Stuart discussed the upcoming \$120 assessment and outlined what it will be used for - trees, a water system and split-rail fence to be put in along the front of the subdivision. He also talked about the grant he applied for on behalf of Lolo Creek Trails.
  - Jennifer DeSpain reviewed the 2010 budget. The current account balance is \$8,421.88.
  - Larry Schauff reported that the ACC now give contractors a packet outlining our covenants and expectations as soon as a lot is sold and do a walk-through at both the beginning and end of construction. He reported that we have 25% of the 80% needed to increase the minimum square footage requirement of new homes.
5. Election of 2010 directors and ACC - there was not a quorum present to conduct the election. Following discussion, Bill Doty made a motion to make nominations at this evening's meeting to be sent out to the membership for an electronic vote, seconded by Wally Stuart, all in favor, motion carried.  
Nominations for board positions are:  
Bill Doty, Kory Garman, Sharman Schauff  
A nomination for the ACC position is:  
Martin Lecholot
6. There was no unfinished business.
7. There was no new business.

ADJOURN

With no further comments from the membership, the meeting was adjourned at 7:15 pm.  
Submitted by Jennifer DeSpain, LCT HOA Treasurer