



LOLO CREEK TRAILS HOMEOWNER'S ASSOCIATION

Annual Meeting Minutes

December 1, 2009

7:00 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 7:15 pm.
2. All present signed in on roster of homeowners and proxies were recorded on the roster, ballots were provided. 34 of 92 lots were represented.
3. A notice of the meeting and proxies was e-mailed to homeowners on 11/3/09 and 11/19/01 and a mailing of the meeting notice including the proxy form was sent out on 11/19/09 to those without e-mail addresses.
4. Report of officers:
 - Patrick Naseem read the end of the year account balance and answered questions from the membership. The account balance reported is \$7,246.25.
 - Scott Caldwell read a list of accomplishments for 2009 and answered questions from the membership.
 - There were several questions in regards to the recent Bylaws Amendments that were passed and suggested that there be further refinement to the wording of the amendment to "Article VIII Amendment of Bylaws".
5. Election of 2010 directors and ACC – there was not a quorum present to conduct the election. Following discussion Trevor Thompson made a motion to make nominations at this evening's meeting to send out to the membership for an electronic vote. Seconded by many, all in favor, motion carried.
Nominations for board positions are:
Bill Doty, Pam Johns, Wendy Bush, Jennifer DeSpain, Tallie Ebin, Mike McNulty, Wally Stuart
-officer elections and assignment of length of term will be determined at the first meeting of the new board
A nomination for 1 - 3 year ACC position is:
Larry Schauf
Tye Roy moved to send out the electronic nominations to the membership for 3 days to respond with additional nominations after which 5 days will be given for the voting to be closed. Seconded by many, all in favor, motion carried.
6. There was no unfinished business.
7. New Business
 - Lot 46 request for lot line adjustment – Tye Roy spoke on behalf of Jereme Doty in regards to the fence that was constructed this past Spring on what he thought was his property boundary line but after closer inspection actually encroached on common area. Following discussion Tye stated that he would report to Jereme that the general response of the members was that he should just move the fence back to the correct property line.

ADJOURN

With no further comments from the membership, the meeting was adjourned to refreshments at 8:40 pm.