

LOLO CREEK TRIALS MEETING AGENDA

Meeting Date & Time:

December 6, 2007
Lolo School Cafeteria
7:00 pm

I. Introductions of Board Members and Officers

II. Communication

- A. Previous mailings
- B. Financial Status
- C. Approved Fine Schedules
- D. Common Area Maintenance
- E. County Weed District
- F. Landscaping Along Highway

III. Proposed Budget

Liability Insurance	\$2,400
Electric – Landscaping Well	\$500
Property Management	\$3,700
Common Area Maintenance	\$3,000
Reserve Fund - Landscaping Improvements	\$1,000
Administrative	\$500
Website	\$90
Montana Secretary of State renewal	\$15
Lien Recording Fees and Legal Reserve	\$500
Total	\$11,705

IV. Election of New Board Member and Officers

- A. Board Member – 3 year term
- B. President – 1 year term
- C. Vice-President – 1 year term
- D. Secretary – 1 year term

Preconstruction Meeting Agenda

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- E. Treasurer – 1 year term**
- F. ACC Member – 3 year term**
- G. ACC Member – 2 year term**
- H. ACC Member – 1 year term**

V. Open discussion/New Business

A.

B.

Meeting Minutes from 12/6/07-Lolo Creek Trails

Tom Tabler called the meeting to order.

Meeting started at 7:00 p.m. at Lolo Elementary Cafeteria.

Tom talked about all previous mailings making sure that all in attendance has received them. Operating Budget: Tom mentioned that he had worked out some numbers but that the new board would be the ones to make the final decision. 5 lot owners are past due with 3 of them builders. As of right now a \$7200.00 surplus.

Common area will continue to be the biggest question for the new board.

Taxes are considered a non-item because they are so low.

Any special changes to the common areas would take a vote from lot owners.

Dues are set by the board, not the homeowners.

Now we pay \$240.00/year

Based upon what we have spent that amount could go down.

Tom met with the county and they mapped out the areas we would need to have sprayed. There is a grant to apply for which would cover up to \$1000.00. They recommend mowing 2 times a year and spraying 2 times.

Landscape along the Highway 12: Dennis had a copy for the landscaping and sign location. There will not be a well, but he will hook up to the water main for the irrigation. There will not be a cost for us for that hook up.

The new board may want to check into new insurance bids.

For the ACC and all homeowners be aware of the setbacks for the builders. Call Missoula County if there are any questions.

Nominations for the Board Members:

3-year term:

Quinton Enderle (nominated by Tom Tabler, 2nd by Nolan Meeks)

Nolan Meeks (nominated by Trevor Thompson, 2nd by Wendy Bush)

Votes taken on paper with Quinton-5 and Nolan-8

NOLAN MEEKS NEW BOARD MEMBER

1-year term officers:

President-Quinton Enderle (nom. by Trevor Thompson 2nd by Wendy Bush)

Vice President -Mike McNulty (nom. by Tom Tabler, 2nd by Wendy Bush)

Secretary-Connie Nichol (nom. by Wendy Bush, 2nd by Trevor Thompson)

Treasurer-Wendy Bush (nom. by Tom Tabler, 2nd by Mary Thompson)

ALL APPROVED BY SHOW OF HANDS.

ACC nominations:

3-yr. Term-Noah Closson (nom. by Wendy Bush, 2nd by Mary Thompson)

2-yr. Term-Carol Enderle (nom. by Wendy Bush, 2nd by Mary Thompson)

1-yr. Term-Ezra Williams (nom. by Wendy Bush, 2nd by Mary Thompson)

ALL APPROVED WITH A SHOW OF HANDS.

Meeting adjourned with old officers and the new officers will meet and schedule their own meetings with the property management company.

Lynn Miller
Secretary