

**LOLO CREEK TRAILS HOA
MEETING MINUTES**

Date and Time: February 12, 2013, 7:00 PM

Location: Lolo Community Center

Call to Order: Dan Johnson called the meeting to order at 7:00 pm.

Attendees: **Board Members:** R. Alderson, M. Fontaine, D. Johnson, P. Naseem, L. Schauff, **Residents:** A. Alderson, T. Ebin, R. Johnsen, L. Gillin, W. Stuart

Minutes for January Meeting: Approved by email per R. Alderson.

Treasurer Report: Patrick Naseem reported that 51 homeowners have paid \$9,180 in dues for 2013, one payment of \$40 in prior fees and \$1.55 interest earned, for a total of \$9,221.55 income since January 1. Plus cash carryover from 2012 of \$8,211.75, less bills paid \$49, for a total of \$12,384.30 budgeted cash in the general fund. Following a successful motion at last month's board meeting, a new line item of general fund reserve in the amount of \$5,000 appears in the 2013 budget. Budgeted cash plus the general fund reserve equals \$17,384.30 in total general funds. Together with special funds of \$8,546.67 and county funds of \$446, the total cash on hand is \$26,376.97. Motion to approve the treasurer's report passed unanimously.

Pat will also look into filing the necessary federal and state income tax forms for tax year 2012.

ACC Report: No report.

Welcome Committee Report: Michael Fontaine reported that welcome baskets have been delivered to new homeowners. Welcome materials are on hand, and the welcome committee is reorganizing.

Old Business: The need to change the board's regular meeting night was raised at last month's meeting. Larry Schauff reported that the small meeting room in the Lolo Community Center was available on the first Tuesday of each month. After a brief discussion, motion to change the regular board meeting to the first Tuesday was passed unanimously. The next meeting of the HOA board will be March 5, 2013.

Regarding a grant for weed control from the Missoula Conservation District, as discussed at last month's meeting, there has been no further word from the District. Officers of the board will continue to monitor this issue and report further next month.

New Business: Dan Johnson raised the issue of streamlining and securing the HOA record keeping, and possibly buying a computer to be used exclusively for HOA business. Raleigh Johnsen explained various aspects of HOA record keeping, data storage, clouds vs flash/thumb drives, management of the web site, fees for services, etc. Raleigh is willing to offer a tutorial on

several of these matters as needed, as well as explore which computers are adequate tot the tasks, available and economical.

Dan appointed an audit committee, to be chaired by Larry Schauff and to include the HOA treasurer and one other board member.

Open Discussion: The matter of covenant violations, specifically parking and pets, was brought up from the floor. Several on-going situations were discussed, and action was to be discussed in the executive session of the board.

Executive Session

The Board entered Executive Session at 8:00 PM. A variety of infractions were noted and discussed by the board, including improper parking of vehicles, trailers and snow mobiles, and improper management of pets and pet waste. Warning letters will be sent to several homeowners indicating the violations and schedule of fines if the violations are not corrected.

Executive Session concluded at 8:30 PM.

Adjournment: There being no further business to conduct, the board meeting was adjourned at 8:30 PM.

Next Meeting: March 5, 2013, 7:00 PM @ Lolo Community Center

Respectfully submitted,

Richard Alderson, Secretary