

LOLO CREEK TRAILS HOMEOWNER'S ASSOCIATION

Minutes

February 17, 2010

7:00 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: Wendy Bush, Wally Stuart, Bill Doty, Larry Schauff, Talli Ebin, Jennifer DeSpain, and Pam Johns
Sharman Schauff

1. Meeting Call to Order at 7:02
2. Approval of minutes January 20, 2010 - Wally moved to accept the minutes as submitted, seconded by Bill, all in favor, motion carried.
3. Financial Report - Jennifer reported that we had one deposit of \$4.04 interest since the last meeting for a balance of \$9,519.05. There are no outstanding checks.

ANNOUNCEMENTS:

No announcements.

OLD BUSINESS:

Action Item: HOA Yearly Billing - Wendy reported that she will be sending out the dues notices in early March. Jennifer made a motion to approve the dues notice, seconded by Pam, all in favor, motion carried.

Action Item: PO Box - Wendy reported that the HOA's PO box has been closed for nonpayment. A check for \$55 will be issued immediately

Action Item: MT Secretary of State's 2010 Annual Report - Talli will file this online.

Action Item: Website - Pam moved that Raleigh Johnson set up the website emails for each board member, seconded by Bill, all in favor, motion carried. An HOA email address will be set up for notices to be mailed from. It was also discussed what information, if any, from the HOA's member roster should be posted on the website. This information would only be accessible to other members. We will gather feedback from the membership before proceeding.

Action Item: Square Footage Requirements - Discussion as to whether the minimal square footage requirements on new homes should be increased, and if so, to what size. It was proposed to change our existing minimum for a home to 1700 sq ft. Talli made a motion to research such requirements and what steps need to be taken to accomplish this, seconded by Pam, all in favor, motion carried.

Action Item: Common Areas - Jennifer motioned for Mary Thompson to head a

committee to determine what members want to see done with the common areas, seconded by Pam, all in favor, motion carried. Pam moved to have Wally get bids for the 2010 common area maintenance contract and to also research grasshopper treatments and purchase as necessary, seconded by Talli, all in favor, motion carried.

NEW BUSINESS:

Action Item: Lot 74 - Construction without plan approval - Larry reported that the builder is now compliant.

Action Item: Lot 46 Fence - A deadline of June 30 will be given for the fence to be removed or moved to the property line.

Action Item: Lot 75 & 86 Landscaping - The owner of Lot 75 will be fined because of the extended time that he has failed to landscape his lot. Jennifer will contact the owner of Lot 86 to determine his plans.

Action Item: Fence erected without approval - The owner of Lot 63 will be fined \$50 for Failure to contact ACC.

Action Item: Budget - Pam and Jennifer will put together a budget.

ITEMS FOR NEXT MEETING:

March Newsletter, Street Parking, Tax Return

NEXT MEETING DATE, TIME AND LOCATION:

March 24, 2010 6:00 pm at the Lolo Community Center.

ADJOURN:

Jennifer moved to adjourn the meeting at 8:25 pm, seconded by Bill, all in favor, motion carried.

Submitted by Jennifer DeSpain Treasurer LCT HOA