



## HOA Minutes

**Date and Time:** February 8, 7:00 PM

**Location:** ~~Scheduled:~~ Lolo Community Center **Moved to:** 11846 Stella Blue Drive

**Attendees:** J. DeSpain, B. Doty, K. Garman, D. Ketchum, L. Schauff, S. Schauff, W. Stuart,

**Chairperson:** W. Stuart

**Appointment of Officers and Acceptance of Board Positions** - A motion was made, seconded and carried to accept the following individuals as officers of the Board. President: Wally Stuart (2 years of board term remaining), Vice-President: Bill Doty (2 years of board term remaining), Secretary: Sharman Schauff (2 years of board term remaining), Treasurer: Jennifer DeSpain (1 year of board term remaining). Other Board Members include: Kory Garman (ACC Board contact and 3 years of board term remaining) Pam Johns (1 year of board term remaining) and Mike McNulty (1 year of board term remaining). Attendance of members was emphasized; please notify Wally Stuart if you are unable to attend.

**Minutes for December Meeting** - Minutes for this meeting were approved via email and posted on the website.

**Financial Report** - Jennifer reported: one deposit of \$470 on 12/29 (dues for 1 lot and the weed grant), and an interest deposit of \$.39 on 1/14. Three checks cleared the account - \$125 to Lolo Community Club for the Community Center rental, \$1500 to Dave Boulter for entry sign, and \$76.31 to CR Bookkeeping for secretarial assistant. The remaining balance is \$1991.94.

**ACC Report** - This year's ACC Committee includes: Martin Lecholat (3 years of ACC term remaining) a newly elected ACC member, joining Larry Schauff (2 years of ACC term remaining) and Cameron Criddle (1 year of ACC term remaining). Larry reported that the owner of Lot 43 will receive a letter acknowledging its special circumstances, but requesting a construction timeline. Larry also met with Rick McCool of Mountain Construction, Inc. regarding his upcoming purchase of lots previously owned by Joe Stanford and the ACC's expectations. Rick McCool will soon be dropping off plans regarding 3 homes he plans to build.

**Website** - Bylaw changes and the updated list of Board officers will be submitted to Dave Ketchum for the LCT website. Dave is considering adding a feature to the website whereby visitors type in a term and a search ensues through website documents. He also reported that the website is being visited frequently. Board and committee members with an address on the website are reminded to log on to their email every 90 days to keep their account active.

## OLD BUSINESS:

**Sign** - Top caps have been ordered for the sign and should be added this week. Lighting and landscaping will be completed this summer. In regards to those employed by the HOA (such as Dave Boulter,) Jennifer will investigate whether or not 1099's are required.

**Ditch update and easement issue** – Larry and Wally met with County Commissioners Jean Curtiss and Michelle Landquist in regards to ditch concerns, as well as the county's role in the process of constructing a new ditch. It was recommended that the board contact Marge Zaveta in an attempt to come to some resolution. This letter has been sent.

**Dues and assessment** – An invoice has been prepared for yearly HOA dues, including this year's special assessment. The invoices and accompanying fine schedules will be prepared for mailing at the next Board meeting. The deadline for remittance will be April 1.

**Missoula Conservation grant status** – Wally reported that we are not a recipient this year, but the HOA should reapply next year with more focus on aesthetic improvements such as landscaping. As well, the grant will include a request for weed control funds since more money can be obtained this way, rather than only submitting a weed control grant.

**Lolo Water** – Wally has tried several times to contact Jason Neese, but has been unable to contact him thus far.

**Trees**- Wally will be contacting Nature's Enhancement to procure prices and information regarding landscaping.

**Bike Path along Hwy 12 Update** - Although Greg Robertson of Missoula County Public Works had announced on January 11<sup>th</sup> that the Highway 12 Bike path was going forward, it is now back in the planning stage. At this point the plan is to build the path on the north side of Highway 12, which will continue on the south side of Highway 12 near Traveler's Rest. A blinking light is planned to assist in crossing the road. Lolo Community Council met tonight to discuss this issue and more information should be available in their minutes which are available online.

## NEW BUSINESS:

**Lolo Water and Sewer Board Application** – Larry received an application for the Lolo Water and Sewer Board which is seeking two new members. Both Jason Neece and Greg Robertson are on this board. Larry also shared some other applications for vacant positions in the community including the Lolo Community Council and Weed Control Board.

**2011 Budget**- A proposed budget was shared; a motion was presented, seconded and carried to accept as is.

**Insurance** – We will be reviewing our insurance policy in an upcoming meeting

**Audit** – Christine Agin will be conducting this year's audit.

**Violations**- The resident of lot 23 will receive a letter issuing an immediate fine for using a motorized vehicle on commons areas. Lots 23, 76, and 79 will receive letters regarding trash containers that are visible from the road. The Board's decisions regarding these letters were motioned, seconded, and carried. A complaint was received regarding dog feces that are not being removed. This issue will be addressed in the newsletter.

**Gift Certificates** – Two gift certificates will be provided to Raleigh Johnson and Dave Ketchum for the construction and maintenance of the HOA's website.

**Newsletter Items**- Items will include the updated fine schedule, snow being pushed into roads, cleaning up after pet "deposits" and garbage containers with tight fitting lids. It was decided to hand deliver the first newsletter and Kory volunteered to head this up.

OPEN DISCUSSION - No other items were discussed.

Meeting Adjourned at- 9:05 PM