

# LOLO CREEK TRAILS HOMEOWNER'S ASSOCIATION

Minutes

**March 24, 2010**

6:00 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, Jennifer DeSpain, and Pam Johns  
Sharman Schauff

Meeting Call to Order at 6:08

2. Approval of minutes February 17, 2010 - Pam moved to accept the minutes as submitted, seconded by Wally, all in favor, motion carried.

3. Financial Report - Jennifer reported that we had two interest deposits - \$3.65 on 2/12 and \$4.02 on 3/15. A check for \$15.00 to renew the HOA's post office box cleared, and the account was debited \$15.00 for our Annual Corporation Report. The balance is \$9,456.72.

4. Motion made by Jennifer DeSpain to approve adding HOA website discussion and ACC report to the agenda, seconded by Pam Johns, all in favor, motion carried.

## ANNOUNCEMENTS:

No announcements.

## OLD BUSINESS:

Action Item: Pam Johns will file the HOA's 2009 tax return.

Action Item: Jennifer DeSpain will write a newsletter. Topics to be included are the maintenance contract, grasshopper bait, including a roster on the website, and the increase in minimum square footage required for new homes.

Action Item: Square Footage Requirements - Our attorney Peter Dayton is working on the proposal to change the minimum square footage requirement for the main level of a new home from 1,200 to 1,700 sq ft, regardless of the number of stories.

Action Item: Maintenance update - Wally Stuart is researching bids. He mentioned that there is a pile of cut trees in Common Area C that needs removed and will get bids for this also. There is a pile of dirt on Lot 6 that needs removed, and the owner will be contacted. In addition, Wally will order grasshopper bait online. The cost will be \$89.00 plus \$16.00 shipping for 50 lbs.

NEW BUSINESS:

Action Item: HOA Website - David Ketchum has volunteered to help maintain the website.

Action Item: ACC Report - Larry Schauff reported that a house color was approved for Lot 74, and construction was approved for Lot 7.

ITEMS FOR NEXT MEETING:

Budget, Status of Fines, By-law change, Maintenance Contract

NEXT MEETING DATE, TIME AND LOCATION:

April 26, 2010 6:00 pm at the Lolo Community Center.

ADJOURN:

Pam moved to adjourn the meeting at 7:13 pm, seconded by Bill, all in favor, motion carried.

Submitted by Jennifer DeSpain Treasurer LCT HOA