



## HOA Minutes

**Date and Time:** March 8, 7:05 PM

**Location:** Lolo Community Center

**Attendees:** Board Members: J. DeSpain, K. Garman, M. McNulty, S. Schauff, W. Stuart, (Excused: B. Doty, P. Johns) ACC Contact: M. Lecholat Residents: R. and A. Alderson, M. Cornette, T. Ebin and R. Johnsen, M. Gooley, R. Hanneman, C. Hettman, C. Person, E. Smart, M. and T. Thompson  
**Chairperson:** W. Stuart

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

**Financial Report** - J. DeSpain reported that we had one deposit of \$114.15 on 2/01 for 2010 dues for a foreclosed home. There was also an interest deposit of \$.29 on 2/15. Five checks cleared the account - \$40.00 for the HOA's PO Box, \$670.00 to Garden City Monument for the stone in the entrance sign, \$500.00 to Dave Boulter for the remaining payment for work done on the entrance sign, \$8.75 to Wally Stuart to reimburse the cost of copies, and \$17.88 to Sharman Schauff to reimburse office supplies. The remaining balance is \$869.75.

**ACC Report** - Plans were submitted for several homes on lots owned by Mountain Construction Inc. On approved homes, construction is to begin around March 15 with a completion date of July 31.

### OLD BUSINESS:

**Entrance Sign** - Solar lighting is still needed to finish the sign and is being investigated.

**Lolo Water Meeting** - B. Doty, L. Schauff, and W. Stuart met with Jason Neece in regards to developing the water system needed for landscaping near the sign and along the bike path. Shared costs for excavating the main and available grant money were among the topics discussed. Original money allocated for this improvement was released by the county back to the developer years ago.

**Ditch and Easement Update** - This issue is still unresolved. Since no new actions have been undertaken, the Board has suspended legal counsel until necessary in order to save revenue.

**Bike Path along Hwy 12 Update** - There is no new progress regarding the path; it may go out to bid in March.

**Lolo Board Water and Sewer Board Application Status** - This board has been dissolved and the applicants from our subdivision have been encouraged to apply for the Lolo Community Council position. The only board member of that council that lives in an area using Lolo Water is resigning and since we are a customer of Lolo Water it would be in our best interests to have someone on the board.

**Tax Prep and Filing** - Our taxes were prepared; J. DeSpain filed these with the \$50 due to the State of Montana.

**Insurance Quotes** - A review of our policy shows it to be one with good coverage, however P. Johns is still getting other quotes and doing comparisons.

## NEW BUSINESS:

**2011 State of Montana Annual Report Filing** – This is a standard procedure required by the state and has been completed and submitted with the \$15 filing fee by J. DeSpain.

**Maintenance Bids** – W. Stuart has been getting bids on mowing, weed control and snow removal and will continue to do so. Weed control bids have declined in price each year due to progress.

**Lot 37 Status Change**– This home (formerly part of a probate proceeding) was sold and is now for sale again.

**HOA Roster Privacy** – Homeowner email addresses that have been collected by the HOA, whether in past or present years, should remain confidential in order to protect the individuals from unwanted emails and invitations.

**Violations (addressed in executive session)**– A complaint regarding the parking of a trailer on the road in our subdivision was forwarded to the Sheriff's Dept.; the trailer was removed. An appeal for an assessed fine was received and conditionally granted. Those lots which received letters asking for compliance regarding garbage containers are now in compliance.

## OPEN DISCUSSION – Several areas of concern were discussed.

**Communication**– The Board felt that by posting meeting times, announcements, and monthly minutes on the website and having feedback that the website was being visited regularly, was ensuring good communication. Residents at the meeting did not share this view. One suggestion was to hand deliver meeting agendas and minutes. Other ideas included phone and email trees. It was decided that agendas and minutes would be directly emailed to residents (as well as continuing that practice with newsletters.) Residents are asked to check their spam folders to be certain to receive the correspondence. Meetings are always held the second Tuesday of each month and all residents are encouraged to attend and share their concerns and remain up to date.

**Special Assessment** – The LCT HOA Board has the legal right to impose a special assessment and this has been verified by our attorney. This assessment was a subject of discussion for much of last year and elaborated on at the annual meeting in December. A five year plan for improvements to the community was developed last year as a way of looking forward and giving future boards guidance; however, there was no such five year plan for special assessments. Any future needs would depend on our continuing maintenance costs and willingness of residents to assist in these efforts.

Residents at the meeting are concerned however, that this establishes a precedent and may evolve into a continuing yearly assessment. Concern was also expressed about the current economic times and the difficulty this assessment may impose on some individuals. Any lot owner who finds this a financial hardship is encouraged to contact a Board member in order to develop a strategy to assist in meeting this obligation.

**Capital Improvements** – Our new sign was built with money from general funds that became available when a previous owner of multiple lots had to relinquish his lots and the bank paid past dues and liens. Because this money emerged from extraordinary conditions, and according to the bylaws, the Board made this decision based on several years of intent by past Boards to fulfill this goal. Since these special circumstances are very unlikely to occur again, any future major capital improvements will be undertaken with the consent of voting members, as stated in our bylaws. Capital improvements have to comply with the covenants and some are subject to approval by the county. Residents are encouraged to vote when these matters arise.

**Volunteerism** – Resident participation was stressed to maintain and improve our community. All residents who came to the meeting have listed their names to be called upon as volunteers in the future. Several members agreed to form a committee to review our bylaws which badly need revision to be more effective and reflect the needs of our residents. We also need volunteers to head a Welcome Committee and Social Committee.

**Meeting Adjourned at-** 9 PM

**Executive Session** -called to order immediately following adjournment and then adjourned at 9:30 PM

**Next Meeting** – April 12, 2011 at 7PM at the Lolo Community Center