



HOA Minutes

Date and Time: April 12, 7:00 PM

Location: Lolo Community Center

Attendees: **Board Members:** P. Johns, M. McNulty, S. Schauff, W. Stuart (Excused: B. Doty, J. DeSpain, K. Garman), **ACC Contact:** L. Schauff **Residents:** R. Alderson, S. Caldwell, B. & N. Cerutti, M. Cornette, D. & J. Fellon, M. Gooley, R. Hannaman, C. Hefferman, E. & S. Hendriksen, R. Johnsen, D. Johnson, P. & S. Naseem, A. Schwartz, B. Wright

M. Cornette, D. & J. Fellon **Chairperson:** W. Stuart

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

Financial Report - J. DeSpain submitted that we had one interest deposit of \$.11 on March 15. Three checks cleared the account - \$15.00 to the MT Secretary of State to file the HOA's Annual Report, \$600 to David Boulter for final payment on the entry sign, and \$50 to MT Department of Revenue for the HOA's 2010 State tax return. There was also a \$5.00 service charge on March 15 for dipping below the \$200 minimum required for the account, but the bank was contacted and offered to reverse the charge. The balance is \$199.86. On April 11, K. Garman conducted an audit of the HOA's financial activity for 2010 and everything was found to be in order. This audit was verified by W. Stuart and S. Schauff on the same date.

ACC Report - L. Schauff reported that Mountain Construction has begun projects on Lots 38 and 92. He has a house approved for Lot 6, but may have a buyer that wants a custom home. The contractor was fined for driving a motorized vehicle on the Commons, but apologized, paid the fine and will rake out and plant the areas impacted. Lot 40 was denied approval to build a fence.

Bylaws Committee Report - B. Doty will be working with this committee that has 3 volunteers.

Greeting Committee Report - S. Schauff reported that Edwina Doty is heading this committee. No meeting has occurred, but resident Mary Thompson has agreed to be a committee member and via email, suggestions have been exchanged regarding future actions. Anyone else who would like to join this committee should get in touch with either E. Doty, S. Schauff, or M. Thompson as more volunteers are always needed.

OLD BUSINESS:

Lolo Water Meeting Update - Meetings have been ongoing in regards to sprinkler installation along the front of the development. While originally the water dept. offered no financial assistance, they have now agreed to grant \$1500 in matching funds. Other grant money is still being investigated.

Ditch and Easement Update - Residents were reminded that we had disengaged our attorney and sent a letter to M. Zaveta hoping for resolution to the ditch issue. L. Schauff and W. Stuart met last Thursday with M. Zaveta, her engineer and lawyer to discuss the current ditch situation. A letter from Zaveta's lawyer to the HOA was received

today and forwarded to all residents. It advises that construction will begin this week and suggests that the HOA pay \$ 10,000 to finish the ditch and avoid further legal issues/expenses. Copies of this letter were sent to both former and current city planners. The history of the ditch issues was discussed and attendees offered opinions regarding solutions and next avenues of pursuit. Next steps will be to continue to investigate the role and responsibility of the county in this situation. This is also the strategy we are pursuing in regards to conditions of approval for our development, that were not met and we feel are the county's responsibility.

Bike Path – The bike path down Hwy. 12 is once again reported to be approved and out to bid in the month of May, to be completed by November.

Insurance Quotes – Our current HOA insurance will need to be renewed in May. P. Johns has been pursuing other bids although there are limited options. We currently pay \$3000 annually for what is considered good coverage.

NEW BUSINESS:

Maintenance Bids (Mowing & Weed Control) – The price of weed control has been reduced and is projected at \$1468.20. Mowing by Gecko Landscaping will cost a total of \$1780.

Burn Permit – We have acquired a burn permit to dispose of the refuse primarily gathered during clean up of Commons Area C. S. Hendricksen offered assistance in this endeavor.

Mission Statement – A mission statement was proposed in order to help residents understand the purpose of our HOA since many people in Montana are unfamiliar with the goals and workings of homeowner associations.

Street Cleaning – This will occur at some point between May 4 and May 20. As soon as we get more specific information, it will be passed on to residents. If street cleaning occurs on trash day, it will be suggested that cans be placed on the driveway, rather than the street.

Violations – The idea of using a property management company or using legal services to manage the issues of habitual offenders of covenants was put on the table for further deliberation. Since board members are volunteering their time and efforts, and do not wish to be perceived negatively, it would desensitize situations by having a 3rd party handle these issues as necessary. Any legal expenses incurred during unsuccessful appeals of violations would be absorbed by the offenders.

TABLED ITEM: Ballot Preparation (With the immediacy of the ditch issue, it did not seem timely to address spending additional monies.)

OPEN DISCUSSION – A question was addressed about developing a short summary of the covenants since they are somewhat lengthy. A fine schedule was sent to all residents with their dues statements which does short list infractions. The Bylaws Committee may be able to address this issue. The Greeting Committee has also discussed creating a short list of covenants that receive focus.

Next Meeting – May 10, 2011 @ 7:00 PM @ Lolo Community Center

Meeting Adjourned at – 8:27 PM