

**LOLO CREEK TRAILS HOA
MEETING MINUTES**

Date and Time: April 2, 2013, 7:00 pm

Location: Lolo Community Center

Attendees: **Board Members:** R. Alderson, M. Fontaine, K. Garman, D. Johnson, P. Naseem, L. Schauff
ACC: M. Lecolat-Birkholtz
Residents: C. Bush, W. Bush, S. Caldwell, C. Hettman, J. Legrey, R. Schrenk, W. Stuart, J. Tabler, T. Tabler, M. Thompson, T. Thompson, J. Wessel, C. Young

Chairperson: Dan Johnson

Call to order: 7:00 pm

Minutes for 3-5-13 Meeting: Approved by email per R. Alderson.

Treasurer Report: Patrick Naseem reported that out of 92 homeowners, 86 have paid FY2013 dues (two partial payments) and one payment is forthcoming. As of 3/15/13 there is \$17,139 in general funds, \$5,000 in the general reserve fund, \$8,547 in special funds, and \$446 in county funds, for an aggregate \$31,132 in the HOA bank account. Various bills were approved for payment.

ACC Report: Martin Lecolat-Birkholtz reported that plans for landscaping and irrigation had been approved for Lot #6.

Welcome Committee Report:

Old Business: Kory Garman reported that there has been no word so far on the HOA grant for weed control from the Missoula County Weed District, but the results should be announced soon by the District.

Patrick Naseem reported that he had purchased a remote hard drive for HOA data storage. Patrick is still shopping for a computer to be used solely by the HOA Board.

New Business: Dan Johnson reported that a group from the ACC and the HOA Board should walk around the subdivision to determine the extent of sidewalk and ramp repairs needed to be done. Larry Schauff volunteered to represent the Board in this matter.

Wally Stuart will get updated bids for repairs to the bike path.

The Board will sponsor a clean-up day and barbeque in either May or June. All homeowners will be invited to participate in the event.

Open Discussion: The matter of parking covenant violations, fines, and procedures was raised by several homeowners. Primary issues were lack of clarity of language in the published violation, authority of the HOA Board to enforce the covenants through a system of fines, and clarifying the board's procedures in identifying violations and violators. After a lively discussion, the Board thanked the homeowners and agreed to consider in executive session appointing a committee of homeowners at large and board members to examine the issues raised.

During the discussion a motion offered from the floor to establish such a committee was ruled out of order. It was noted that under the Board's parliamentary procedures, Robert's Rules of Order, motions must be submitted to the Board in time to be published in the agenda for the next meeting. Through that procedure every homeowner may be notified ahead of time of the matters to be discussed at each meeting.

Executive Session: Executive session began at 8:30 pm. The Board discussed those homeowners who had not paid 2013 dues. The Board further discussed the issues raised in the open session by the homeowners.

Adjournment: No further business was conducted in open session. The board meeting adjourned at 9:10 pm.

Next Meeting: May 7, 2013, 7:00 PM @ Lolo Community Center

Respectfully submitted,

Richard Alderson, Secretary