

LOLO CREEK TRAILS HOMEOWNER'S ASSOCIATION

Minutes

April 26, 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, Noah Closson, and Mike McNulty

Approximately 30 other individuals attended.

1. Meeting Call to Order at 6:05
2. Approval of minutes March 24, 2010 - Wally moved to accept the minutes as submitted, seconded by Jennifer, all in favor, motion carried.
3. Financial Report - Jennifer reported that we had two deposits - \$5,910 on 3/31 received as satisfaction of liens on Homes in General lots and \$1,680 on 4/15 from dues. There was also an interest deposit of \$5.21 on 4/15. Three checks cleared the account - \$140.25 to Raleigh Johnsen for domain registration (3 years) and web hosting for our website, \$139.00 to Wordan Thane PC, and \$39.31 to Larry Schauff for reimbursement of office supplies and copies. The balance is \$16,733.37.

PUBLIC COMMENT:

A discussion was held regarding the HOA's proposal to change the minimum square footage requirements for new homes in the subdivision from 1,200 for a one-level and 750 for a two-level home to 1,700 regardless of levels. Several builders and owners of vacant lots were opposed to the measure, stating that customers can't afford bigger homes and that LCT's lots are not big enough for larger homes. Homeowners were largely supportive of the measure, because they felt something needs to be done to protect the value of the homes already built. President Wendy Bush stated that 1,700 is not a magic number and the Board would like feedback from builders and homeowners on this issue. We have received the ballots from our attorney to begin taking a vote. In order to vote for the proposed change, the ballots must be signed and notarized by all listed owners of each lot.

Sharman Schauff asked if it would be possible to have the minutes approved and posted to the website in a more timely manner. The Board agreed and we will try to have them posted no later than 7 days following an HOA meeting.

OLD BUSINESS:

Action Item: Common Area Maintenance bids - Wally has received several bids. Jennifer made the motion to accept Gecko's bid of \$1,600 for mowing/cleanup, Cutting Edge's bid of \$1,880 for weed spraying, and Zepeda Homes' bid of \$600 for debris removal, seconded by Mike, all in favor, motion carried. This will include 2 mows and 2 weed spray applications. Wally also mentioned that the grasshopper bait has been purchased and is in his garage. Homeowners are encouraged to stop by if they would like some to spread on and near their properties.

Action Item: Front Entrance Sign - President Wendy Bush cited Article 5, Section 2 of the bylaws, which begins, "The general assessments levied by the Association shall be used for such purposes as are deemed desirable by the Association..." in support of the HOA funding a project to put a sign at the entrance of LCT and trees along Highway 12. There was some discussion as to how to best proceed with this, and how the trees would be watered. Joe Stanford offered to help.

Action Item: 2009 Tax Return - The tax return was due March 15. An extension was filed by Doyle & Associates and they will prepare the return.

NEW BUSINESS:

Action Item: New Board Position - Talli Ebin has resigned from the Board. Bill made a motion to appoint Sharman Schauff to fill the vacancy, seconded by Wally, all in favor, motion carried. Sharman will be the Secretary for the Board.

Action Item: Hire Assistant for HOA - Jennifer made a motion to hire Christine Agin of CR Bookkeeping LLC to help with the secretarial duties of the HOA, seconded by Bill, all in favor, motion carried.

Action Item: ACC Report - Larry reported that a fence was approved for Lot 13, and the re-stain color for Lot 41's fence was approved. Due to changing ownership, the Board has decided not to fine the owners of Lot 63. The owner of Lot 75 was fined \$25 for failure to seed and plant within 45 days. The debris on Lot 6 has been removed.

ITEMS FOR NEXT MEETING:

Budget, By-law change, Maintenance Contract

NEXT MEETING DATE, TIME AND LOCATION:

May 17, 2010 6:00 pm at the Lolo Community Center.

ADJOURN:

Bill moved to adjourn the meeting at 7:18 pm, seconded by Jennifer, all in favor, motion carried.