



## HOA Minutes

**Date and Time:** May 10 7:00 PM

**Location:** Lolo Community Center

**Attendees:** **Board Members:** B. Doty, J. DeSpain, K. Garman, P. Johns, S. Schauff, W. Stuart (absent- M. McNulty) **ACC Contact:** L. Schauff **Residents:** A. & R. Alderson, M. Ayton, S. Caldwell, M. Cornette, D. Fellon, E. & S. Hendricksen, D. Johnson, R. Maclean, R. & S. Pierce (closing in progress), Cornette, D. & J. Fellon **Chairperson:** W. Stuart

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

**Financial Report** - J DeSpain reported that we had 4 dues deposits totaling \$19,326, one fine deposit of \$50, and an interest deposit of \$2.28. The bank also credited back the \$5 service charge from last month for dipping below the \$200 account minimum. Five checks cleared the account - \$186.51 to S Schauff to reimburse supplies and gift certificates for those who have donated their time maintaining our website, \$200 to BDMCPA for 2010 tax prep, \$840 to Wordan Thane for legal expenses, \$50.50 to W Stuart to reimburse for printing/copies, and \$44 to USPS for stamps. The balance is \$18,022.13.

**ACC Report** - L. Schauff reported that the ACC approved a new house for construction on Lot #42; Mountain West will be builder. Homes have been approved for lots #6 and #39, presently on hold pending sale. The color scheme for the house on lot #38 was approved. Lot 32 submitted a request that was approved for repainting the front and garage doors. Lot 61 submitted a request to re-stain the fence; this was approved.

**Bylaws Committee Report** - B. Doty reported that the committee has not yet met but as well as himself, is composed of S. Caldwell, M. Cornette, R. Hannaman, T. Thompson

**Greeting Committee Report** - S. Schauff reported that the committee comprised of Edwina Doty, Tonya Clevidence, Shelly Legrey, Sharman Schauff, and Mary Thompson met this month. The 5 newest LCT lot owners received a basket including baked goods, cards/ menus/ coupons from local businesses, an information sheet with contact info for the HOA, and a welcome letter that reminds new owners of the responsibility to adhere to the covenants.

## OLD BUSINESS:

**Ditch and Easement Update**- Grant Creek Excavation and Paul Dryvenstein (engineer) came out and discussed

the ditch with affected homeowners, marked the route, and planned to start on May 9. However the ditch has not been started and we have no information regarding its construction.

**Insurance Quotes** – Our HOA insurance renewal was to be \$3102, but due to P. Johns' efforts was negotiated down to \$1887.

**Bike Path** – The bike path is still supposed to be done by October, but there is not new information.

## NEW BUSINESS:

**Burn Pile and Common Area (NW Corner)**- With the gracious assistance of the Hendricksens, L. Schauff, and W. Stuart cleaned up the southwest corner of the subdivision near the bike path and burned the trash pile from last year. The northwest corner of the development will need rock removal before any improvements can be made on that area.

**Mission Statement**- The proposed mission statement will be voted on at the next meeting.

**Street Cleaning**- Despite its earlier than planned arrival, the street cleaning went very well. Thanks to all who assisted in keeping the streets free of vehicles during this time.

**Processing Violations and Property Management Service** -A property management company to manage the issues of habitual offenders of covenants would cost at least \$2500 per year, which we feel is too costly. One resident recommended that a committee of volunteers be created to deal with covenant violations, so that board members would not always bear the brunt of the issues. This idea was received positively and will be revisited.

**Liens** – Liens are being filed on those lot owners who have not paid dues and assessments for 2011. Each of these residents were notified several times, before the lien papers were drawn up. At this point, liens are our only avenue of pursuit for those who are delinquent with dues or owe fines.

**Next Meeting** – June 14, 2011 @ 7:00 PM @ Lolo Community Center

**Meeting Adjourned at**- 7:45 PM

**Executive Session Convened at**- 7:50

**Session Adjourned at** – 8:45