

LOLO CREEK TRAILS HOMEOWNER'S ASSOCIATION

Minutes

May 17, 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, Sharman Schauff, Jennifer DeSpain, and Mike McNulty

ACC members present: Larry Schauff

1. Meeting Call to Order at 6:04
2. Approval of minutes April 26, 2010 - Jennifer moved to accept the minutes as submitted, seconded by Sharman, all in favor, motion carried.
3. Financial Report - Jennifer reported that we had two dues deposits - \$1,200 on 4/26 and \$1,110 on 5/05. There was also an interest deposit of \$6.81 on 5/14. Lot 79 overpaid their dues by \$30 and a refund check for that amount will be issued to them. Five checks cleared the account - \$50.54 to CR Bookkeeping for the secretary's assistant, \$1,467 to Wordan Thane PC for work done on the by-law change, \$105.58 to Wally Stuart for grasshopper bait, \$17.60 to USPS for stamps, and \$185 to Doyle & Assoc for 2009 tax preparation. The balance is \$17,224.46.

PUBLIC COMMENT:

There was no public comment.

OLD BUSINESS:

Action Item: Common Area Maintenance - Wally reported via email prior to the meeting that the spraying will be completed by the end of May and the mowing will be done the first part of June. Common Area C will be drill seeded in the fall.

Action Item: Front Entrance Sign / Highway 93 Trees- Joe Stanford is having designs drawn up and will present plans and a cost assessment at an upcoming HOA board meeting. Wally has priced trees and planting at approximately \$400 per tree (the original plans call for 14 trees). Because of the cost of these improvements, it was suggested that the board put together a 5-year plan to get them completed.

Action Item: 2009 Tax Return - The tax return was filed by Doyle & Associates. The Corporate License tax was \$50.

Action Item: By-law Change - Larry is working on this.

NEW BUSINESS:

Action Item: Western States Insurance - We renewed our insurance policy for 2010, the cost will be \$2,915.

Action Item: Fines - There was a complaint lodged against Zepeda Homes, who are constructing a home on Lot 7, about noise early in the morning. They were notified and agreed to not start so

early. Street parking has been an ongoing problem with Lot 54 and they will be fined. Lot 4 will be warned for street parking.

Action Item: ACC Report - Larry reported that landscaping plans have been approved for Lots 74 and 86. Fence re-staining was approved for Lot 41, and a fence was approved for Lot 49.

Action Item: Website - David Ketchum has taken over the website and re-designed it.

Action Item: Clean-up Day - Tentatively scheduled for June 19 from 10-noon. The HOA will provide ice-cream for those who participate. The Board will send out letters to the owners of vacant lots asking them to clean up and mow their lots.

ITEMS FOR NEXT MEETING:

Budget, By-law change, Improvements

NEXT MEETING DATE, TIME AND LOCATION:

June 19, 2010 6:00 pm at the Lolo Community Center.

ADJOURN:

Jennifer moved to adjourn the meeting at 7:15 pm, seconded by Mike, all in favor, motion carried.

Submitted by Jennifer DeSpain Treasurer LCT HOA