

LOLO CREEK TRAILS HOMEOWNER'S ASSOCIATION

Minutes

June 21, 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 Pam Johns

ACC members present: Larry Schauff

Joe Stanford

1. Meeting Call to Order at 6:02
2. Approval of minutes May 17, 2010 - Pam moved to accept the minutes as submitted, seconded by Sharman, all in favor, motion carried.
3. Financial Report - Jennifer reported that we had three dues deposits - \$1,560 on 5/17, \$960 on 6/01 and \$480 on 6/09. Fifty dollars was deposited on 5/28 from the fine on Lot 75 and there was an interest deposit of \$8.08 on 6/15. Four checks cleared the account - \$50.00 to the MT Dept of Revenue, \$30 to Chad Hettman for overpayment of dues, \$1,118.75 to Philadelphia Insurance Co, and \$31.48 to USPS for stamps. The balance is \$19,052.31.

PUBLIC COMMENT:

There was no public comment.

OLD BUSINESS:

Action Item: By-Law Change - We have the official votes of 17 lots. It was proposed that we have a notary at our next meeting and encourage lot owners to attend and sign their ballots if they are in favor of increasing the minimum square footage for new homes to 1,700.

Action Item: Front Entrance Sign / Highway 93 Trees & Landscaping - Joe Stanford submitted to the board a possible design for the sign. It was met with mixed reviews, so the board agreed to continue looking. There was also discussion regarding where the sign should be located. Wally is working on a 5-year plan for this project due to the cost.

NEW BUSINESS:

Action Item: Sidewalk Ramps - There are 2 ramps that have cracked up and need to be repaired so they don't become a liability. Wendy will obtain bids to have them fixed.

Action Item: Covenant Enforcement - Lots 4, 11, 22, 23, 58, 60, 63, 71, 76, 79 and 81 will be warned for keeping garbage containers outside (Article VII 18). They will have 10 days to correct the infraction. Pam made a motion to change Garbage violations to an immediate fine instead of having 10 days to comply before a fine is assessed, seconded by Sharman, Jennifer voted against, motion carried. Lot 83 will be reminded to maintain their property (Art VII 12)

and notified that they are responsible for maintaining the easement to the east. They will also be given 10 days to correct. Lot 4 will be warned for street parking (Art VII 25) and given 10 days to correct. There was a discussion regarding Lot 54 and multiple covenant violations. The attorney will be contacted about how to proceed. There have been complaints about people speeding through the subdivision so a reminder to slow down will be included in the newsletter.

Action Item: Budget - Pam moved to accept the following budget for 2010, seconded by Sharman, all in favor, motion carried:

REVENUE

Dues 92 @ \$120	\$11,040
Uncollectibles	(1,104)
Weed Grant	350
Cash Carryover from 2009	<u>9,515.01</u>
Total	\$19,801.01

EXPENSES

Insurance	\$2,950
Common Area Maint	4,500
Legal Fees	2,000
Website	300
Postage and Mailing	500
Secretary's Assistant	500
Printing and Supplies	200
Property Taxes	100
Post Office Box	40
Community Center Rental	125
CPA - Tax Return	300
Sec of State Filing Fee	15
Social Events	250
Improvements	<u>6,000</u>
Total	\$17,780

ENDING CASH \$2,021.01

Action Item: ACC Report - Larry reported that a tree was approved for Lot 5. Lot 43 has submitted preliminary plans for a house. The ACC is reviewing it while waiting for additional documentation.

ITEMS FOR NEXT MEETING:

Vacant Lot maintenance, Front Sign, Lot 54, Lot #'s on minutes

NEXT MEETING DATE, TIME AND LOCATION:

July 26, 2010 6:00 pm at the Lolo Community Center.

ADJOURN:

Jennifer moved to adjourn the meeting at 7:15 pm, seconded by Pam, all in favor, motion carried.
Submitted by Jennifer DeSpain Treasurer LCT HOA