

**LOLO CREEK TRAILS HOA
MEETING MINUTES**

Date and Time: June 4, 2013, 7:00 pm

Location: Lolo Community Center

Attendees: **Board Members:** D. Johnson, P. Naseem, L. Payne
ACC: M. Lecholat
Residents: S. Hendrickson, E. Hendrickson, J. Riska, B. Doty, L. Gillin,
W. Stuart, R. Schrenke

Chairperson: Dan Johnson

Call to order: 7:00 pm

After the Roll Call it was noted that there was a not a quorum and no official business could be conducted, but we would have a general informational meeting anyway.)

Minutes for May 7, 2013 Meeting: Approved by email per L. Payne

Treasurer Report: Patrick Naseem reported As of June 4, 2013 there is \$5,651 cash in the general fund, \$5,000 in the general fund reserve, \$8,547 in special funds, and \$446 in county funds, for a total of \$29,644 ending cash account balance (rounded to the nearest dollar.

ACC Report: New home construction approved for Lot 34, 35, and 88. Deck for Lot 56, and fence and sidewalk for Lot 14.

Greeting Committee Report: Welcome baskets were delivered residents of Lot 24, Lot 45, and Lot 77.

Old Business:

Covenant Revision: First initial Covenant Revision meeting was held June 3, 2013. It was a general meeting to start laying groundwork on changes that need to be made to current covenants. Future meetings are planned.

Bike Path Repair: Received two proposals for repairs, will have to be discussed and voted on. It was stated that both companies would like to receive an email notice on the decision so they can schedule the work on their calendars.

Handicap Ramp Repairs: No estimates received as yet.

Mowing and Spraying: Gecko Landscaping has started to mow the boulevards and entrance ways. However the common areas will not be mowed as yet to let the grass and natural plants go to seed.

Spraying: Wally Stuart and Mike Gooley have volunteered to spray the weeds where the gutter concrete meets the asphalt throughout the development. It would be helpful if Homeowners would spray the area in front of their homes. This helps to extend the life of the asphalt on the streets.

Clean-Up Day: We missed the calendar for burn day. There does not appear to be the need for a clean-up day at this time. It was mentioned that we needed to discuss how to handle concrete being dumped by concrete contractors when there was new construction in development. They have been seen cleaning up their trucks and dumping leftover concrete on curbs. It was asked if we see this happened, get the name of the company that is doing it.

New Business:

House sales have closed recently or are pending on Lots 13 and 74.

Dan Johnson reported that Richard Alderson emailed his letter of resignation on the HOA Board. He has sold his home and has since moved. A new Board member will have to be appointed.

Dan Johnson further reported that due to vacations and not a lot of stuff going on, that there would be a Hiatus from the July board meeting. All present agreed. If anything should arise, the Board will handle by emails.

Open Discussion: Discussion of homeowners spraying for weeds in gutters in front of their residences.

Executive Session: Executive session began at 7:30 pm. The Board discussed further issues of dues collection.

Adjournment: No further business was discussed in the open session. The meeting adjourned at 8:00 pm.

Next Meeting: August 6, 2013, 7:00 PM @ Lolo Community Center

Respectfully submitted,

LaDonna Payne, Secretary