

LOLO CREEK TRAILS HOMEOWNER'S ASSOCIATION

Minutes

July 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, Sharman Schauff and Wally Stuart

ACC members present: Larry Schauff

12 Others Present

1. Meeting Call to Order at 6:00

2. Financial Report - Jennifer reported via email that we had one dues deposit of \$1,560 on 7/7 and there was an interest deposit of \$6.96 on 7/15. Five checks cleared the account - \$1,796.25 to the Philadelphia Insurance Company, \$119.85 to David Ketchum for the website, \$45.00 to CR Bookkeeping, \$40.37 to Wendy Bush for Clean-Up Day, and \$30.28 to Larry Schauff for stamps and a gift certificate for the Notary who attended April's meeting. The balance is \$18,467.52. She also reported that 7 lots have not paid their dues and we will begin lien proceedings next week.

PUBLIC COMMENT:

LCT HOA's attorney Peter Dayton was present at the meeting to update and advise the board on the recent court judgment in favor of Marge Zaveta against Dennis Doran (Mustang Holdings). The judgment says Doran is to restore the ditches that were destroyed during development of the subdivision. This has been a long court battle of over 7 years. During that time the subdivision has developed, lots have been sold, and homes have been built. Lot owners were not made aware of there being litigation involving the subdivision and lots 37, 38, 43, 44, 45, and 72 in particular. At this time, it is not clear if Doran will restore the ditches and if he doesn't, whether or not Zaveta will take action to restore them herself. It is the attorney's recommendation that he:

-Send a letter to Zaveta stating that she has no judgment against LCT or lot owners and that if she chooses to proceed to re-establish the ditches herself it would be a violation.

Copies of the letter would then be sent to Mustang Holdings and to the title companies.

-Send a letter to Missoula County to make them aware of the possible threat to their roads and public utilities.

-Send a letter to the Sheriff's Office apprising them of the situation so that they can act quickly if needed.

(Because there was not a quorum present, the board approved this proposal by majority, in writing). Mr. Dayton also advised the affected lot owners to review their title insurance regarding coverage to see if they have a claim.

It was noted and discussed that the "Improvements" line item in the budget exceeds 5% of the

total. The board is trying to address signage and other improvements for the subdivision that were planned but not completed by the developer. The board is currently working on a 5-year plan to preserve the Common Areas and make improvements like the addition of an irrigation system to water trees and shrubs around the entrances and paths. The board hopes to have a plan with priorities and financial estimates to present to the association soon.

OLD BUSINESS:

Action Item: Sidewalk Ramps - There are 4 sidewalk ramps that are cracked and broken. These need to be replaced. The board will re-address the repairs with Joe Stanford who has committed to replacing 2 of the ramps. The HOA obtained a bid of \$433/ramp to replace them.

NEW BUSINESS:

Action Item: Covenant Enforcement -

Lots 11, 63 and 79 will be fined for keeping garbage containers outside (Article VII 18), and will be fined every 10 days until they are in compliance.

Lot 18 was notified that his vacant lot needs to be mowed but he has not complied. The board will arrange to have it done and he will be billed.

Lot 54 has smoke alarms that chirp every 30 seconds, 24 hours a day. A letter will be placed in his door as well as some 9V batteries.

Action Item: ACC Report - The committee met with the lot owner and builder for Lot 44. An agreement was reached that rock would be added to the front of the house.

ITEMS FOR NEXT MEETING:

Front Entrance Sign and landscaping, Special Assessment for Capital Improvements

NEXT MEETING DATE, TIME AND LOCATION:

August 23, 2010 6:00 pm at the Lolo Community Center.

ADJOURN:

The meeting was adjourned at 7:54 pm.

Submitted by Wally Stuart