

# **LOLO CREEK TRAILS HOMEOWNER'S ASSOCIATION**

Minutes

August 23, 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 Wally Stuart

ACC members present: Larry Schauff

1 Other Present

Meeting Call to Order at 6:00

## **FINANCIAL REPORT:**

Jennifer reported that we had three deposits, mostly dues - \$170 on 7/16 (includes \$50 fine from Lot 75), \$480 on 7/22 and \$120 on 8/11. There was also an interest deposit of \$3.69 on 8/13. Four checks cleared the account - \$83.18 to CR Bookkeeping, \$800.00 to Gecko Fence & Landscape, \$600.00 to Zepeda Homes for Common Area debris removal and \$3,982.00 to Worden Thane PC.

The balance is \$13,776.03

Lien proceedings were postponed so that complaints against Lot 54 could be addressed. The owner of the residence will not provide the HOA with a valid mailing address or phone number and will not answer his door. The HOA's attorney, Peter Dayton, has been contacted for guidance. As a result, Lot 54 will be fined \$25 plus \$1 every day after for not paying dues, \$20 for Visible Address, \$25 for Seeding & Planting, \$25 for Exterior Maintenance, \$500 for Timely Completion of Construction, \$25 for Construction Debris and Drainage, \$10 for Animals & Pets and \$25 for Weed Control.

In addition, 6 other lots will be liened for not paying dues.

## **PUBLIC COMMENT:**

There was no public comment.

## **OLD BUSINESS:**

Action Item: Sidewalk Ramps - Baer Concrete replaced 4 sidewalk ramps that were cracking up. In so doing, some sprinkler lines were accidentally cut on Lot 71. Baer was notified and had them promptly repaired.

Front Entrance Sign & Landscaping - Wally informed the board that there is a \$5,000 (75/25 cost share) grant available that can be used for trees, fencing, weed management and a water system for our proposed improvements along Highway 12. Wally and his wife volunteered to apply for the grant for us. The grant cannot be used for an entrance sign, however, so the board agreed to obtain bids and do as much as we can afford to do this year, possibly completing it next year.

NEW BUSINESS:

Action Item: Covenant Enforcement - There was a discussion about whether or not the lot owners on the east side of Sugaree Trail are maintaining their lots to the property line bordering Common Area D. We will have a look and take action if necessary.

Also, the board had Gecko mow Lot 18 but we have not received a bill. Wally will contact Gecko for the bill, which will be forwarded to the owner of Lot 18 and he will be fined.

Grasshoppers - The board will plan to spray for grasshoppers next year instead of spreading dry bait.

Action Item: ACC Report - A fence has been approved for Lot 45.

ITEMS FOR NEXT MEETING:

Front Entrance Sign, Annual Meeting, Dues Assessment, Board Member Action, Grant, Fine Review

NEXT MEETING DATE, TIME AND LOCATION:

September 27, 2010 6:00 pm at the Lolo Community Center.

ADJOURN:

The meeting was adjourned at 7:06 pm.

Submitted by Jennifer DeSpain