

LOLO CREEK TRAILS HOMEOWNER'S ASSOCIATION

Minutes

September 27, 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, Bill Doty, Sharman Schauff, Jennifer DeSpain, Wally Stuart and Mike McNulty

ACC members present: Larry Schauff

1. Meeting Call to Order at 6:00

2. Approval of minutes August 23, 2010 - Bill moved to accept the minutes as submitted, seconded by Wally, all in favor, motion carried.

3. Financial Report - Jennifer reported that we had no deposits, but there was an interest deposit of \$2.84 on 9/15. Three checks cleared the account - \$600.00 to Cutting Edge for weed spraying, \$1,732.00 to Baer Concrete for repairing sidewalk accesses and \$1,370.00 to Worden Thane PC for legal fees. The balance is \$10,076.87.

PUBLIC COMMENT:

There was no public comment.

OLD BUSINESS:

Action Item: Front Entrance Sign & Landscaping - Wally has submitted the application for the \$5,000 (75/25 cost share) grant that can be used for trees, fencing, weed management and a water system for our proposed improvements along Highway 12. The board has requested bids and asked Andrew Schwartz to provide a drawing.

Action Item: Special Assessment - The board discussed the possibility of a one-time special assessment charged along with next year's dues to help cover the costs of the proposed improvements to the entrance of the subdivision. This issue will be voted on at October's meeting.

NEW BUSINESS:

Action Item: Covenant Enforcement - Sharman made a motion to have Gecko mow Lot 37's yard and try to collect when the house forecloses, seconded by Bill, all in favor, motion carried.

Action Item: Yearly Meeting - Jennifer will send out an email asking for nominations or interested persons to serve on next year's board. There will be 3 board positions and 1 ACC position to be filled.

Action Item: Newsletter - Items to be in October's newsletter include a request to slow down when driving through the subdivision, updates on the Hwy 12 walking path and Common Area mowing/spraying, and notification of the proposed special assessment.

ITEMS FOR NEXT MEETING:

Special Assessment, Annual Meeting, Front Entrance Sign

NEXT MEETING DATE, TIME AND LOCATION:

October 25, 2010 6:00 pm at the Lolo Community Center.

ADJOURN:

The meeting was adjourned at 6:52 pm.

Submitted by Jennifer DeSpain