

**LOLO CREEK TRAILS HOA
MEETING MINUTES**

Date and Time: September 3, 2013, 7:00 pm

Location: Lolo School

Attendees: **Board Members:** D. Johnson, K. Garman, J. DeSpain, W. Stuart
L. Schauff and P. Naseem excused
ACC: None
Residents: C. West, B. West, M. Ducey
Guest: K. Balfour, Lolo School

Chairperson: Dan Johnson

Call to order: 7:10 pm

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

Presentation on Lolo School Bond Issue: K. Balfour

Treasurer Report: Not Available

ACC Report: No ACC members present to report. The Board approved a survey of lot 33 at the request of the ACC. The ACC determined that a home could be built within the setbacks and an acceptable plan had been submitted, they approved the request.

Greeting Committee Report: No Welcome baskets were delivered during August. W. Stuart agreed to be the new Board Contact for the Committee

Old Business:

- **Covenant Revision Committee:** Tabled – no report
- **Handicap Ramp Repairs:** Tabled
- **Tree between Lots 71 & 72:** Reimbursement for Lot 71 debris removal approved by unanimous email vote. Consultant on site Sept. 9 or 10 to provide recommendation. Tabled pending Consultant report.
- **Document Management:** The Board voted to get estimates for scanning and electronic data storage. The Board also instructed the President to work with the HOA attorney on a document retention policy.

New Business:

- **Board Member Resignation:** The Board accepted the resignation of L. Payne with regret.

- **Board Member Replacement:** After the August Meeting, the Board appointed W. Stuart to fill the vacant Board position by unanimous email vote. The Board instructed D. Johnson and W. Stuart to interview two candidates for the vacated position.
- **Nominating Committee:** The Board voted not to appoint a nominating committee. Only one position is to be filled in the election at the annual meeting.

Open Discussion:

Homeowners expressed concerns about responsiveness of the ACC.

Executive Session: Executive session began at 7:55 pm. The Board discussed issues of dues collection and pending violation letters. Executive Session adjourned at 8:05

Adjournment: No further business was discussed in the open session. The meeting adjourned at 8:05 pm.

Next Meeting: October 3, 2013, 7:00 PM @ Lolo Community Center

Respectfully submitted,

Dan Johnson, President