



HOA Minutes: Annual Meeting

Date and Time: December 13, 7:04 PM

Location: Lolo Community Center

Attendees: **Board Members:** M. Cornette, J. DeSpain, K. Garman, D. Johnson, S. Schauff, W. Stuart
(Excused: B. Doty) **ACC Member:** L. Schauff **Residents:** M. Gooley, P. Naseem, N. Mortenson & K. Straley

Chairperson: W. Stuart

Minutes for November Meeting - Minutes for this meeting were approved via email and posted on the website.

Financial Report - J DeSpain reported an interest deposit of \$ 1.61 . Checks were written to S. Schauff for \$44 for postage, \$66.17 to W. Stuart for postage, and \$920 to Gecko Landscaping, with an ending balance of 17,444.12.

ACC Report - The ACC provided a yearly review: 5 new homes were built this year, with another under construction; 2 empty lots are listed for sale; 17 lots remain available for construction; 3 existing homes remain vacant. There has been no new activity since the November report.

Bylaws Committee Report - M. Cornette reported that bylaws revisions are almost complete. One more part of the bylaws will be revised in order to present these for voting in January.

Greeting Committee Report - S. Schauff reported that new homeowners at Lot 38 have received their welcome basket and the homeowner at Lot 43 will be receiving a welcome basket in the coming week.

OLD BUSINESS:

2012 Budget- The proposed budget was sent via email to all homeowners and reviewed. No concerns were expressed regarding categories of spending. Projected 2012 expenditures exceed the amount brought in by current dues; the carryover from 2011 will provide the buffer needed for this year.

2012 Dues - The dues will remain at \$120 for the coming year. Invoices will be sent out in January and should be returned by February 15 to avoid penalties and possible lien proceedings.

Snowplowing : Driveways - Homeowners who are interested in having their driveways plowed by the same company that is contracted to clear the sidewalks can contact Brad at Gecko Landscaping at 370-7161. Thanks to the LCT homeowner for snowplowing the bike path as well.

NEW BUSINESS:

2011 Accomplishments- A list of the 2011 accomplishments by the HOA board was reviewed and earlier sent via email to all homeowners

Board Nominations- M. Cornette, D. Johnson and P. Naseem are the only candidates for the board. Nominations are closed for the position.

ACC Nominations – C. Criddle is the only nominee for the open ACC position. Nominations are closed for this position.

Voting for HOA and ACC Positions- There was not a quorum present, voting will take place via email.

OPEN DISCUSSION:

It was offered that residents who use the bike path might be willing to assist in keeping the area cleaned up of debris.

L. Schauff is organizing a neighborhood caroling event for December the 23rd at 6: 30. Carolers will need to bring their own flashlights. Interested residents, please contact L. Schauff to sign-up at lfs081948@yahoo.com.

Next Meeting – January 10, 2012 @ 7:00 PM @ Lolo Community Center

Meeting Adjourned at- 7:45PM