

**LOLO CREEK TRAILS HOA
MEETING MINUTES**

Date and Time: February 4, 2014, 7:00 pm

Location: Lolo Community Center

Attendees: **Board Members:** D. Johnson, P. Naseem, C. Horton, J. DeSpain, S. Caldwell, L. Schauff and W. Stuart.

ACC: M. Ducey

Residents: W Bush, T. Bush, and L. Gillin

Chairperson: Dan Johnson

Call to order: 7:00 pm

Minutes for December 3, 2013 Meeting: Approved by email per D. Johnson

Report on the Annual Membership Dues: As of our meeting 40 lots have paid dues.

Election of Officers: New Board members were appointed

- D. Johnson elected Chairperson
- W. Stuart elected Vice Chairperson
- C. Horton elected Secretary
- P. Naseem elected Treasurer

Treasurer Report: Patrick Naseem reported on the budget As of February 4th, 2014. There is a \$30,794 ending balance. 40 Lots have paid for a total of \$7200.00. We earned \$2.18 in interest. There will be expenses for printing of the dues notices and postage. A new audit committee was formed that include M. Ducey, S. Caldwell, P. Naseem, and L. Schauff.

ACC Report: No Report.

Greeting Committee Report: No Report

Old Business: No Old Business.

New Business: (D. Johnson)

- **Election of Officers:** All new officers were nominated and elected. (See Above)
- **Audit Committee:** Audit Committee was appointed.
- **Quarterly Meetings:** After our March 2014 meetings we will move to quarterly meetings. Meetings will be held in March, June, September, and December. Our annual meeting will still be held in January. If the board needs to meet on urgent items in between we will call a special meeting and proper notice will be given. **Please note that ALL ACC members will be required to attend all future meetings.**

- **Agenda Changes:** We changed the agenda to get more engagement from the members of our community. At the start of each meeting there will be a Members Comment Section. This will give each member of our community (3) three minutes to Comment on items NOT on the agenda. PLEASE try to stick to the 3-minute rule. If you have a comment please raise your hand. The Chairperson will call on you. For the record please state your full name. After the Members Comment Section there will be a Board Comment Section added to the Agenda. This will give each board member a chance to have general comments entered into the record. The same 3-minute rule applies to each board member. **If you have comments about an agenda item this will not be the time to comment on it.**

Open Discussion: We discussed NON-PAYING fees and fines for those who do not pay dues by the February 15th due date. Our goal is to have 100% of all dues collected by the due date. If not we will issue letters and start the legal process of placing liens on unpaid dues.

Executive Session: Executive session began at 7:45 pm. We had more discussion about unpaid dues. We also discussed getting more reports from the ACC; having ACC members attend all future meetings. The ACC will be required to elect officers at our next meeting. With spring and summer coming soon, the board feels the ACC needs to get homeowner approvals for enhancements approved on a timelier basis.

Adjournment: No further business was discussed in the open session. The meeting adjourned at 8:00 pm.

Next Meeting: March 4th, 2014, 7:00 PM @ Lolo Community Center

Respectfully submitted,

Carl Horton, Secretary