



## HOA Meeting Minutes

**Location:** Lolo Community Center

**Attendees:**

Board Members: D. Johnson, W. Stuart, L. Schauff, W. Bush, J. DeSpain, S. Caldwell, N. Mortenson

ACC: M. Ducey, Excused: M. Gooley, E. Williams

Residents: T. Bush, K. Curry, R. Pierce, T. Frandsen

### ***Updates***

**Introduction of New Board Members and Officers:** N. Mortenson, Secretary and W. Bush Treasurer

**Minutes for June 2014 HOA Meeting:** Minutes had been approved via email and posted to web.

**Homeowner Comments:** No comments submitted. Attendee residents introduced.

**Board Member Comments:** Board agreed that mowing of common areas is looking good. Gecko will return later the week of September 1<sup>st</sup> to finish trimming and mow vacant lots.

**Treasurer Report:**

- Financial report shows a total balance of \$25,808.78 as of 9/2/2014. This balance includes \$6,321.67 in Special Assessment Funds and \$446.00 in County Funds.

A deposit was in question; D. Johnson clarified that check was related to 2014 fines and fees for lot 65. Wendy clarified where she had placed expenses related to common areas, RCC sprinkler and trail maintenance.

- All dues have been collected for 2014. There are still outstanding amounts for 2013 and prior years.
- Wendy would like to wait until the end of the year for an audit.

\*Motion was made by Wally to approve treasurer report. Seconded by Scott. Approved by board.

**ACC Report:**

- Proposals including a fence staining and one other were approved via email.
- Ditch is being buried (culvert) on lot #35 to resolve lien issue.

**Greeting Committee Report:**

- Baskets were delivered to lots: 48, 65, 64, 13, 75, 82, 44, 36 and one other lot. Yet to deliver baskets to lots 73 and 54.
- Need to make sure we receive contact sheets back. Suggest including addressed envelope in basket.
- Items in baskets have included coupons for Dairy Queen, baked goods, items from dentist, spices. Reminder to greeting committee to submit receipts if need reimbursement.

***Old Business***

**Dues Collection:** 100% of dues have been collected for 2014.

**Common Area Maintenance:**

- Mowing vacant lots and finishing of trimming in common areas that couldn't be mowed is expected week of September 1<sup>st</sup>. When complete, please let Wally know of any issues or areas that have been missed.
- One tree needs to be replaced on Stella Blue boulevard. Cost of replacement tree with Wally and Dan hauling and planting is approximately \$120.
- There has been recent cottonwood blow down on west side of subdivision. Wally has received an estimate of \$120 to haul this off plus the piles from 3 years ago.
- Time to start thinking about snow removal and updating our contract and getting bids. Wally will follow-up.
- We continue to battle leafy spurge in the subdivision. There is approximately \$300 in carry over from our last weed grant. Wally will apply for another grant for next year and will talk to the county and weed folks about doing some spot treatments. Wally has requested purchase of Round-Up/ 2-4D container to do some spot treatments.
- Cracks have been sealed on the bike path 4 times this year.
- All trees have been deer guarded.
- Bike path light should have been replaced 9/2/2014.
- County has cleaned up blow down on bike path east of subdivision.

\*Motion was made by Wendy to approve new tree, approve removal of piles and purchase of Round-Up. Seconded by Scott. Approved by board.

**Sidewalk repair:**

- Sidewalks were walked in June 2014. Two cracked areas need some attention (near lots 28 and 77). Need to determine what repairs need to be made to meet county requirements. Larry will follow-up.
- Handicap ramps on corners have cracks that collect gravel which becomes the hazard. Suggest that they periodically get swept out.

**Safety:** Mollie noted a safety concern regarding kids playing in the streets and fast traffic with signing as a possible solution. Subdivision speed is posted. Wally will contact sheriff's department about getting a speed monitoring sign brought back to the neighborhood to remind folks to slow down.

**Facebook Page Update:** Facebook page is not an official HOA site. Scott is able to post documents, but is not an administrator (i.e., cannot control posts) to the site. There have been very few postings lately and no incidents involving foul language.

### ***New Business***

**Mud Slide:** We recently had a mud slide near lot 17 during the heavy rain event in August. This slide originated above the subdivision but deposited debris on lot 17 and on the Nez Perce trail. We are currently dealing with insurance adjuster. Elkhorn Excavating has estimated \$4050 for removal of debris. We will be dealing with clean-up and with possible engineering up on the slope to prevent future slides. At this time we are unsure about whether or not our HOA insurance will cover the claim.

**Nominating Committee:** Three board members and one ACC member terms will be expiring this year. Due to not having a quorum at the annual meeting a nominating committee in compliance with the provisions of our by-laws was suggested to recruit and help fill these positions.

\*Motion was made by Wendy to form a Nominating Committee. Seconded by Scott. Approved by the board. The following board members have volunteered to be part of the committee: Wendy, Wally and Larry. Scott will also post notice to Facebook. Nominations/volunteers are due prior to December 2, 2014 meeting.

**Annual Meeting:** Save the date. Our next HOA annual meeting will be held on December 2, 2014. Wally will check the availability of the larger hall.

**Executive Session:** No business to discuss. A couple of violation notices have been sent out regarding dogs, parking and mowing of vacant lots.

**Adjournment:** Jennifer motioned to adjourn. Scott seconded. Board approved.

**Attention All Homeowners:** The Next HOA meeting is our Annual Meeting. It will be held December 2, 2014. Watch for additional details as it gets closer.

If anyone is interested in serving on the HOA board, please talk to an HOA member or send us an email. Our contact information can be found at:  
<http://lolocreektrailshoa.com/contacts.html>