



**LOLO CREEK TRAILS HOA  
MEETING MINUTES**

**Date and Time:** December 2, 2013, 7:00 pm

**Location:** Lolo Community Center

**Attendees:**

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

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

**Residents:** N. Zimmerman, D. Zimmerman, B. Weber, D. Weber, L. Gillin, T. Bush

**Chairperson:** Dan Johnson

**Call to order:** 7:03 pm; No quorum for Annual Meeting so board meeting convened.

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

**Introductions of Board Members and Owners present**

**Treasurer Report (W. Bush):**

- Financial report shows a total balance of \$20,413.547 as of 11/30/2014.
- All homeowner dues have been collected for 2014.
- There are still outstanding amounts for 2013 and prior years.

**ACC Report (M. Gooley):**

- Been quiet lately.
- Fourteen ACC approvals have been made.
- Ditch on east side of subdivision has been buried; need to verify whether or not kid catchers have been installed.

**Welcome Committee Report:** All new residents, but one, have been welcomed with a basket.

**Old Business:**

*Accomplishments Report (D. Johnson):* Summary attached.

***Sidewalks cont. (L. Schauff):*** Sidewalks have been surveyed; no repairs have been made. Please report if any of the sidewalks pop near you so we can get that added to the assessment/inventory.

***Bike path cont. (W. Stuart):*** Bike path was resealed two years ago. This year crack sealing was done. Still having issues with west end path cracking because of cottonwood tree roots. We would welcome the county maintaining this trail. Bike path from Missoula to Lolo has been approved.

***Mudslide cont. (D. Johnson):*** Mudslide above lot 17 has been cleaned up. Water has been diverted to drainage area west of there so hopefully no future damage will occur.

#### **New Business:**

***Snowplowing (W. Stuart):*** New contract has been entered with Gecko Fence and Landscape, LLC to plow the sidewalks. Contract is a per event payment schedule. If snow is 1"-2" in depth cost will be \$150 per event. If snow is 3"-6" cost will be \$195 per event.

***Fence repairs (W. Stuart, W. Bush):*** Due to an accident, Gecko Fence and Landscape, LLC will repair east side entrance fence in two stages (rail soon, and post in the spring) due to material availability at the expense of driver.

#### ***Nominating Committee (L. Schauff):***

- Fourteen new people have been contacted about becoming a board member.
- Nancy Zimmerman has volunteered to become a new board member starting in January. Wendy Bush and Jennifer DeSpain have volunteered to continue to be board members for another term. Scott motioned to accept board nominations. Seconded by Larry and Wally. Motion carried.
- Ezra Williams has agreed to volunteer for one more year on the ACC. Scott motioned to accept Ezra on the ACC for another year. Seconded by Larry and Wally. Motion carried.
- Mollie Ducey would like to step down from the ACC. She was asked to submit a letter of resignation. Filling of this position on the ACC will be delayed until formally vacated.

***Budget for 2015 (D. Johnson):*** Draft budget was handed out and discussed as well as deposit into reserve accounts. Proposed budget included discussion of costs associated with mudslide and tree removal which were higher than estimated, on-going legal fees (3 outstanding liens and 1 mowing fee), capital improvements and deposit into reserve pits. Larry made a motion to approve the 2015 budget. Seconded by Wally. Before voting it was asked by Wendy if we could make a special deposit from homeowner dues in special funds, a special assessment or reserve deposit to cover anticipated common area maintenance costs. Discussion ensued regarding either a \$5 or \$10 assessment to each homeowner to cover common area maintenance. Wally amended motion to approve budget with an increase home owner fees to \$190 per year (\$180 lot dues plus \$10

common area maintenance item). Scott seconded motion. Motion was carried. Final budget attached.

**Open Discussion:** Explanation to homeowners of what types of activities occurred in the executive session (i.e., personal issues, fines and legal issues).

**Executive Session:** Convened board at 7:52 pm. Limited discussion of on-going legal actions and fines.

**Adjournment:** No further business was discussed. The meeting adjourned at 7:56 pm.

**Next Meeting:** January 6, 2015, 7:00 PM @ Lolo Community Center new business to include collection process of homeowner dues and selection of new board officers.



# Lolo Creek Trails

## **2014 Annual Accomplishments**

- 100% of Members paid their annual HOA dues for 2014
- Trees in the Common Areas were surveyed by a certified arborist for tree health and safety. Trees were trimmed.
- Weeds were treated in the Common Areas and the gutters.
- The sprinkler system to the trees along the front of the development was repaired from the gopher damage last winter. A new timer was installed on this line. A sprinkler line was extended to the trees on the East side of Stella Blue Drive. A Tree was replaced in the same area.
- Burn piles from Common Area maintenance were hauled away.
- The Common Areas were mowed. It occurred a little later this year to allow the grass to set seed.
- The Bike Path was patched numerous times over the past year.
- Sidewalks were surveyed for damage and needed repairs. The survey was inconclusive and repairs were not initiated.
- Vacant lots were mowed and the owners billed. Only two this year.
- The Board changed their meeting schedule to quarterly.
- Board vacancies were filled with new volunteers.
- In August, we had a flash flood which deposited debris on the Common Area. We verified that this was not covered by our insurance and contracted for the removal of the debris.

Lolo Creek Trails HOA		2014 Actual		2014 Budget	Variance		2015 Budget
<b>Revenue:</b>			Lots pd				
	Dues (92 lots x \$180 per lot)	\$ 16,560.00	92	\$ 16,560.00	\$ -	92 x \$190	\$ 17,480.00
	Dues owed from prior years	\$ 360.00		\$ 480.00	\$ (120.00)		
	Late fees & fines	\$ 872.11		\$ -	\$ 872.11		
	Allowance for Un-collectables			\$ (360.00)	\$ 360.00		\$ (380.00)
	Interest Earned	\$ 23.13		\$ 25.00	\$ (1.87)		\$ 25.00
	Missoula Conservation Grant	\$ -		\$ -	\$ -		
	Msla County Weed District Grant (up to \$1,300)	\$ 300.00		\$ -	\$ 300.00		
	Other Income	\$ 351.48		\$ -	\$ 351.48		
	<b>Total Revenue</b>	<b>\$ 18,466.72</b>		<b>\$ 16,705.00</b>	<b>\$ 1,761.72</b>		<b>\$ 17,125.00</b>
<b>Expenses:</b>							
	Insurance	\$ 2,067.00		\$ 2,000.00	\$ (67.00)		\$ 2,200.00
	Common Area Maintenance (mowing/weed and pest control)	\$ 15,024.63		\$ 7,500.00	\$ (7,524.63)		\$ 8,400.00
	Snow Removal	\$ 1,890.00		\$ 2,500.00	\$ 610.00		\$ 2,500.00
	Legal Fees (non-payment of dues, etc.)	\$ 2,323.98		\$ 2,000.00	\$ (323.98)		\$ 2,000.00
	Website	\$ 315.78		\$ 250.00	\$ (65.78)		\$ 325.00
	Off-site records storage	\$ -		\$ 500.00	\$ 500.00		\$ 500.00
	Postage & Mailing	\$ 80.63		\$ 250.00	\$ 169.37		\$ 250.00
	Printing & Supplies	\$ 28.70		\$ 200.00	\$ 171.30		\$ 200.00
	Montana Corporate License Tax	\$ 50.00		\$ 50.00	\$ -		\$ 50.00
	Post Office Box Rental	\$ 44.00		\$ 55.00	\$ 11.00		\$ 55.00
	County Recording Fees	\$ -		\$ 50.00	\$ 50.00		\$ 50.00
	Community Center Rental	\$ 150.00		\$ 150.00	\$ -		\$ 150.00
	CPA (Tax Return Preparation)	\$ 265.00		\$ 300.00	\$ 35.00		\$ 300.00
	Secretary of State Filing Fee	\$ 15.00		\$ 15.00	\$ -		\$ 15.00
	Social Events/ Welcome Packets	\$ -		\$ 50.00	\$ 50.00		\$ 50.00
	Capital Improvements	\$ -		\$ 835.00	\$ 835.00		\$ 80.00
	<b>Total Expenses</b>	<b>\$ 22,254.72</b>		<b>\$ 16,705.00</b>	<b>\$ (5,549.72)</b>		<b>\$ 17,125.00</b>
	<b>Funds Available/(Short) After Expenses</b>	<b>\$ (3,788.00)</b>		<b>\$ -</b>			
	<b>General Fund Cash Carryover from 2013</b>	<b>\$ 17,359.95</b>					
<b>Reserves</b>							
	Operating	\$ 2,048.00					
	Contingency	\$ 10,000.00					
	<b>Total Reserves</b>	<b>\$ 12,048.00</b>					
	<b>Cash in General Fund less Reserves</b>	<b>\$ 1,523.95</b>					
<b>Special Funds</b>							
	Special Assessment Fund	\$ 10,470.00					
	Culvert Restoration	\$ 1,722.10					
	Seal front bike path	\$ 2,225.00					
	Entryway Fence painting & maint	\$ 201.23					
	Funds Available	<b>\$ 6,321.67</b>					
	* <b>projects:</b> sealing the bike path (Shadow Paving), landscaping, solar lighting for front sign, Commons Areas improvement, sidewalk & ramp repairs						
County Funds		\$ 12,670.00					
	RCC Sprinkler	\$ 11,048.00					
	Entryway Fencing & Landscape	\$ 1,176.00					
	Funds Available	<b>\$ 446.00</b>					
	<b>Total Ending Account Balance</b>	<b>\$ 20,339.62</b>	as of 12/16/2014				