

**LOLO CREEK TRAILS HOA
MEETING MINUTES**

Date and Time: June 3, 2014, 7:00 pm

Location: Lolo Community Center

Attendees: **Board Members:** D. Johnson, P. Naseem, J. DeSpain, S. Caldwell, W. Stuart, L. Schauff excused.
ACC: E. Williams, M. Ducey, M. Gooley excused
Residents: W. Bush, L. Gillin, N. Mortenson, C. Drescher, JE Drescher

Chairperson: D. Johnson

Call to order: 7:00 pm

Minutes for March 4 Regular Meeting and April 8 Special Meeting: Approved by email per D. Johnson

Homeowner Comments: None

Board Member Comments: P. Naseem commented on his impending move from the neighborhood.

Treasurer Report (P. Naseem): 91 of 92 lots have paid their 2014 Dues. Revenues to date \$17,465.84, Expenditures to date \$13,907.61, \$3,558.23 remaining in the current budget with Reserve funds of \$12,048.

ACC Report (E. Williams): Fence issue, improvements to the notification process, discussion of fire pits, trampolines and gardens in the common area.

Greeting Committee Report (W. Stuart): No Baskets delivered.

Old Business (D. Johnson):

- Common Area Maintenance
 - Gopher problem with irrigation system front area – repaired
 - Irrigation connected for the trees on the common area East side of Stella Blue – one tree will need to be replaced.
 - Stop sign replaced at Stella Blue and Cassidy
 - Cracks have developed in the bike path and will need attention
 - Top soil was provided by Elkhorn Excavating at the front/East side by the bike path it was seeded.
 - Common Area trees assessed and remediated.
 - Burn pile hauled away
 - ProSweep will spray common areas

- Tree guards are needed to prevent deer damage – Board approved purchase of tree guards.
- Edges of Bike Path and around the front trees were mowed.
- Estimate for spraying the gutters of the development will be requested.
- Sidewalk Repairs (S. Caldwell) Survey of needed repairs to begin within the week.
- Facebook Page (S. Caldwell) Working on gaining administrator privileges and will act as the Board contact for information sharing.

New Business: (D. Johnson)

- Board Member Resignation – The Board accepted the resignation of P. Naseem with thanks for his service.
- Appoint new Treasurer – Tabled
- Board Member Recruitment – Two volunteers were present, the Board agreed to announce the two vacancies and offer a wider opportunity for volunteers. Within two weeks the Board will appoint two new members.
- Property Management Company – Discussion item only at this time, without additional members willing to serve on the Board it will be necessary to hire management at a substantial increase in the annual HOA dues with a reduced size Board
- Greeting Committee – Greeting Committee is reconstituted with M Ducey as Chair, T. Bush, W. Bush and T. Johnson as members, W. Stuart as Board Contact. Sale and transfer information will be collected by W. Bush.

Executive Session: Executive session began at 9:00 pm. We resolved an outstanding fine issue with a member. We agreed that an email will be sent out with a reminder of Covenant issues, any unresolved issues in 10 days will be addressed by individual letters with a notice to correct, if not corrected in 10 days fines will be assessed.

Adjournment: No further business was discussed in the open session. The meeting adjourned at 9:30 pm.

Next Meeting: Sept. 2nd, 2014, 7:00 PM @ Lolo Community Center

Respectfully submitted,

Dan Johnson, President