



**LOLO CREEK TRAILS HOA
BOARD MEETING
September 1, 2015, 7:00 PM @ Lolo Community Center
Meeting Minutes**

Call to Order Meeting called to order at 7:00 pm by W. Stuart.

Roll Call.

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

Greeting Committee: M. Ducey

ACC Board: D. Zimmerman

Homeowners: T. Munoz, S. & R. Pierce

Approved Minutes Meeting minutes of June 2, 2015 meeting approved via email. Minutes need to be posted to web.

Treasurer Report (W. Bush)

- Account balance \$30,823.07.
- There are no outstanding bills.
- One outstanding HOA dues.
- One property lien still exists.

ACC Report (D. Zimmerman)

House plans have been submitted for Lot # 1 by Sunpeak

Greeting Committee Report (M. Ducey)

All new residents have been welcomed.

Old Business

Mowing (W. Stuart) Mowing of vacant lots and common areas completed.

Sidewalk repair (L. Schauff/D. Zimmerman) No prices for repairs received yet. Doug suggested getting bids for work next spring.

Cheatgrass (W. Stuart) Checked with Missoula Weeds. No new treatments available. Nearly impossible to treat because of lifecycle. Will seed with native grasses.

Website update (N. Mortenson) Website missing June meeting notes. Scott has since followed-up with webmaster.

Front path (W. Stuart) Cracks have been filled. Contractor will return if more settling occurs to repair.



Weed grants (W. Stuart): County's \$300 reimbursement has been deposited. Wally will apply for State Weed Grant (~\$500).

New Business

Real estate transactions (W. Bush) Four houses sales have closed; one is an active listing; one is under contract.

Violations & Reminders of Covenants (N. Mortenson) Several covenant reminders were sent out that corrected issues; one violation was resolved; and one reminder requires follow-up (completed).

Board Member Elections (L. Schauff –“Nominating Committee”)

- Three board member positions and one ACC member will be at the end of their terms.
- Elections will be held during December and require homeowner votes.
- Officers who are at the end of their terms have elected to take a break from the board.
- Scott post a Facebook request seeking additional volunteers.
- Larry has revisited those who previously responded to requests for volunteers. Keith Munoz and Tracy Munoz, Susan Pierce, Pat Sheridan and Tom Frandsen have volunteered to serve on the HOA for the next term. Thank you to those folks for their willingness to serve on the board.

Open Discussion

- T. Munoz asked about duties of Board

Executive Session (Board Members Only)

- One new covenant reminder requested to be processed
- Limited discussion on on-going legal matters

Adjournment (W. Stuart) Meeting was adjourned at approximately 7:45.