



**LOLO CREEK TRAILS HOA  
MEETING MINUTES**

**Date and Time:** March 3, 2015, Called to Order 7:00pm

**Location:** Lolo Community Center

**Attendees:**

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

**ACC:** M. Gooley, D. Zimmerman

**Greeting Committee:** M. Ducey

**Residents:** T. Frandsen, L. Gillin, K. Curry, T. Ebin

**Chairperson:** S. Caldwell (open)

**Minutes for December 2014 Meeting:** January 2015 minutes had been approved via email and posted to web.

**Introductions of Board Members and Owners present**

**Homeowner Comments:** None

**Board Member Comments:**

- Congratulations to Scott becoming HOA President.
- Nancy asked if we could post a reminder on HOA dues.
- Nicole has obtained new bank cards for signature that will require checks to have two signatures by HOA officers.

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

- Financial report shows a total balance of \$33,338.54. There is \$1.10 discrepancy in the balance due to 6 lots paying \$10.00 short, and will be resolved when those funds are collected.
- A spreadsheet function issue related to some 2013 line items that were removed has been corrected in 2015 balance spreadsheet.
- Payment has been received from all but 15 lots to date. Payment due date was February 28, 2014. **Six owners that have paid 2015 dues are \$10 short**, believe this may be an oversight or that banks/accountants have these dues on a repeat payment.

- Niccole will get notices for dues not received drafted approximately March 15. Fines will be assessed at a rate of \$50 for first 30 days late and \$1/day thereafter. New owner of Lot 54 needs to be added to mail list.
- There are still outstanding amounts for 2013 and prior years in 2 outstanding liens.

**ACC Report (M. Gooley):** Site plan was received on Lot 25; plan submitted had issues such as off-set errors that committee is working on.

**Welcome Committee Report:** All residents have been welcomed to date. Anticipate a new owner this week.

### **Old Business:**

**Appoint new webmaster (S. Caldwell):** Jenna Eby has volunteered to be the HOA's webmaster .

### **Weed control in common areas update (W. Stuart):**

- Missoula County Weed Grant application has been accepted. Should know this month if received.
- Wally will notify board of walk through if grant is received (estimated timeframe April/May).

**Entrance fence repairs (W. Stuart):** Fees have been collected for repairs on both east and west fences. Poles were set in February. Rails are currently being split and dried.

### **Property Tax Evaluations (L. Schauff):**

- Property tax evaluations will be conducted this year. Homeowners should expect to see these in May or June.
- In Montana, property taxes are assessed every 6 years. This last cycle covered 2008-2014. This next cycle will continue through 2020.
- Homeowners, at a minimum, should review this information relative to their property. There is an opportunity to appeal.
- Larry detailed the formula for calculating the tax which includes the following factors: phased in market value from 2008, increase in value, homestead amount, taxable market value, tax rate, taxable value, mill levies for Missoula County and special tax district.
- Attached is a summary of Larry's research with links to sites if you wish to view data pertinent to your property.
- MT Senate Bill 54 is being considered which would provide taxpayers with additional access to confidential sales price information (<https://legiscan.com/MT/bill/SB54/2015>).

**Burn Permit (W. Stuart):** We will not renew our burn permit for this year.

### **New Business:**

**Taxes (W. Bush/ S.Caldwell):** Need to file taxes by the 15<sup>th</sup>. Niccole check file for tax info (give to Wendy).

**Bank Cards (N. Mortenson):** Cards signed by Officers: Scott, Wally, Wendy and Niccole. HOA checks require two signatures.

**Dues Notices (Board):** Niccole send out notices ~ March 15 to those who have not paid. After that fees will be assessed.

**Sidewalk Repair (L. Schauff/W. Stuart):**

- Should do repairs before additional costs/repairs are needed.
- Wally will seek bids for repairs with options for recoat or crack repair
- Larry noted from our last survey we have two hazards identified. Need re-survey prior to work to ensure that conditions haven't changed over winter. Need to wait for warmer weather.

**Weed Spraying (W. Stuart):**

- Working on weed spraying contracts and bids.
- Due to leafy spurge looking at moving spraying to approximately August.
- Wally sought approval for small amount of 2-4D and 5-6 lbs of local seed totaling approximately \$110 for spot treatments for common areas. Motion was made by Wendy, seconded by Jennifer, approved by board.

**Other:** During our meeting another meeting was occurring at the Community Center called the "Missoula County Growth Policy". They are beginning a new round of planning efforts for the County. Their agenda suggests they were considering: landscapes, communities, and livelihoods.

**Executive Session:** Limited discussion of on-going violations and fines.

**Adjournment:** Scott adjourned meeting at approximately 8:10.

**Next Meeting:** *June 2, 7:00 pm Lolo Community Center.*

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## PROPERTY TAX INFORMATION

Information for this report was obtained from, Amanda Walton, Residential Appraiser, DOR-Property Assessment Division, 2681 palmer St STE 1, Missoula, MT. 59808, 406-329-1416.

Here are some links that will explain the appraisal process that we will discuss at our Board Meeting next Tuesday.

Property Assessment website <http://revenue.mt.gov/property-assessment>

Select the **Assessment Notices** button, and then click on the **Property Tax Calculation** tab. This will give an example of how property tax is calculated from the reappraisal value [market value] to the taxable value. If you scroll further down there is a **Residential** calculator that will demonstrate this calculation using taxpayer property values from their assessment notice. *Note This calculator is for the 2009-2014 cycle, not the new reappraisal cycle. These are estimates only.* Select **Montana Cadastral** to see individual property information. This will show property characteristics and appraised value [2009-2014 cycle], but it will not show taxable market or taxable value [These values can be found on the Missoula County tax payment website when you look at your tax bill].

Missoula county tax payment website <https://csa.co.missoula.mt.us/itax/default.aspx>

Missoula County mapping website <http://gis.co.missoula.mt.us/propertyinformation>

*This website contains the same information as the cadastral website.*

The Department Of Revenue has information on the reappraisal of property, as well as a presentation posted at the link. <http://revenue.mt.gov/home/property/reappraisal>

Click on the **2015 Reappraisal Tab**, scroll down to **Materials** and select **Presentation**. This will give you a copy of the presentation that goes along with the videos at the bottom of the page.