



**LOLO CREEK TRAILS HOA
MEETING MINUTES**

Date and Time: January 6, 2015, Called to Order 7:00pm

Location: Lolo Community Center

Attendees:

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

ACC: None present, info passed on to board via W. Stuart

Residents: J. Eby, L. Gillin, D. Zimmerman

Chairperson: Dan Johnson (open), Wally Stuart (adjourn)

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

Introductions of Board Members and Owners present

Homeowner Comments: N. Zimmerman asked if person who damaged west entrance fence had been located. See new business below.

Board Member Comments: Snow removal is coming along nicely this winter.

Treasurer Report (W. Bush):

- Financial report shows a total balance of \$20,232.54.
- A spreadsheet function issue related to some 2013 line items that were removed still exists in 2015 balance spreadsheet. Wendy is looking for a solution.
- Mowing fees were collected for 2014.
- There are still outstanding amounts for 2013 and prior years in 3 outstanding liens.

ACC Report (W. Stuart for M. Gooley):

- Culvert on east side of subdivision has been verified that kid catchers have been installed.
- ACC had no recommendations on a replacement member for M. Ducey.

Welcome Committee Report: All residents have been welcomed to date.

Old Business:

Collection of unpaid mowing fees: Last payment for 2014 vacant lot mowing was posted on January 5th.

New Business:

Board selected new officers as follows:

- President, Scott Caldwell (Wendy motioned; Wally seconded; motion carried). Due to an email from Scott the Board believed Scott was amenable to serving as an officer.
- Vice President, Wally Stuart (Wendy motioned; Jennifer seconded; motion carried).
- Treasurer, Wendy Bush (Wally motioned; Jennifer seconded; motion carried).
- Secretary, Niccole Mortenson (Wally motioned; Wendy seconded; motion carried)

Nancy asked what her roles would be as a newly elected member. Her duties were clarified. There was a short discussion on lengths of terms for all the members. The term is three years, and staggered so there new members on the board each year.

HOA meeting schedule for 2015

It was agreed that a quarterly meeting schedule was working best and that meetings would occur on the first Tuesday of the following months as follows:

- March 3, 7:00 pm Lolo Community Center
- June 2, 7:00 pm Lolo Community Center
- September 1, 7:00 pm Lolo Community Center
- December 1, 7:00 pm Lolo Community Center

Appoint new webmaster

Dan will continue to volunteer to be the HOA's webmaster until someone can be found to replace him. Webmaster duties include updating contact info, posting meetings and being the registered "owner" of the site that requires using their credit card for billing (reimbursed by HOA). Scott will be asked to post an invitation on Facebook to see if we can generate interest.

Dues Collection Notices

- Payment Notices will be sent out mid-January to homeowners. Dues will need to be paid by the end of February or will be sent to collections.
- Niccole will prepare payment template and provide it and owner mailing information to Nancy Zimmerman to copy and mail out.
- Niccole follow-up on lien-holders to ensure billing addresses are correct.

Weed control in common areas update

- Wally has the application for Missoula County Weed Grant to submit.
- Missoula Weed Control grant was not received.
- Wally will notify board of walk through when scheduled.

ACC Member resignation and recruitment of new member

- Molly Ducey has submitted a request to resign her position. Motion to accept her resignation was made by Wendy, seconded by Wally, motion carried.

- Doug Zimmerman, present at meeting, indicated he would be willing to volunteer to be on the ACC. Wendy nominated Doug as new ACC member, Larry seconded, motion carried. Welcome to the ACC, Doug!

West side entrance fence

On 12/29/2014 a roll-over accident on the highway took out a large portion of the west entrance fence. Driver is okay. The board is getting a bid on these repairs from Gecko and is also filing a Crash Exchange Info Request with a \$2 non-refundable check so that we can submit a claim to the driver's insurance.

Goal for 2015

Members should encourage their neighbors to participate in the HOA meetings and on the board.

Parking Reminder

All homeowners should review covenants (page 14 of 17, #25) regarding street parking. It is especially important to winter access and ability to plow that, whenever possible, vehicles should be parked in driveways not in the street.

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

Reconvene Open Meeting:

County adoption of trail

Apparently, trail becomes county's when connected on west end. Nothing in county letters indicates their maintenance of trail.

Property Tax Evaluations

- Property tax evaluations will be conducted this year.
- Homeowners at a minimum should review this information relative to their property.
- Larry will contact County Commissioner to see if we can get information about how these evaluations are calculated and/or a guest speaker.

Adjournment: Wally adjourned meeting at approximately 8:00.

Next Meeting: *March 3, 2015, 7:00 PM @ Lolo Community Center.*