

Lolo Creek Trails HOA

Meeting Minutes

December 5, 2023
Lolo Community Center

I. **Call to Order** : Called to order/Roll Call noted by Secretary

Board Members Present: Paul Anderson, Alan Worrest, Jennifer Closson, Molly Ducey, Roger Maclean and Teresa Manlove

II. **PUBLIC COMMENT PERIOD** – open invitation for comment from any LCT member.

- It was brought up what a remarkable accomplishment it was to get the CCR's updated and how awesome the community involvement was to get the votes that were needed.
- A question was asked if the snow removal company could shovel around the fire hydrants so they do not get buried by the snow piles. Paul will ask.

III. **INFORMATIONAL ITEMS**

A. Treasure's Report: As of 11/15/23 we have \$50,222 in the bank account. \$30,329 is allocated to the reserve fund with \$19,893 in the general fund. So far the expenses budgeted is \$20,223 and the actual amount spent has been \$15,364. We did not have to do a second mowing this year and have not had the snow that we have had in past years which is accounting for the lower expenses' year to date.

B. Welcome to 2 new LCT neighbors: Kyle & Andrea Kinne (lot #68) and Kyle Miller & Julie Smith (lot #41)

C. The last empty lot (lot #59) Construction appears to be nearly completed.

D. Snow Removal: We have renewed the agreement with Starwalker Farms LLC to do sidewalk snow removal again this year. They have already cleared the snow several times and do a great job.

IV. **OLD BUSINESS**

All the votes have been tallied and the results of the CCR revision campaign have been posted on the Lolo Creek HOA website.

In order for the changes to pass we needed 80% Member approval (74 votes) 87 members out of a total of 92 LCT HOA members completed their ballots.

Of the 8 suggested CCR changes: One(1) CCR received 63% approval of the votes, four (4) received over 70% approval with the remaining three (3) items passing. The 3-line items that passed are as follows:

1. Line 49 Common Areas

Adding to the covenants that: The Association shall maintain the Subdivision's boulevard's trees only, defined as the area between the edge of the pavement (or curb if present) and the nearest property line. **84% of the Members voted YES**

2. Line 421 Vehicles

Adding to the covenants that: Washing of vehicles is encouraged to be done on the driveway using environmentally friendly soap. **88% of the Members voted YES**

3. Lines 446, 450 Signs

Adding to the covenants that: No advertising signs, billboards, or unsightly objects shall be erected, placed, or permitted to remain on any Lot with the exception of notice of the HOA meetings.

Also added: Political signs may be placed no earlier than 60 days prior to any election. Signs must be removed within seven (7) days after an election. Duplicates of signs are not allowed on a single property. **80% of the Members voted YES**

V. NEW BUSINES

A. The 4th Amended and Restated Declaration of CCR's – is officially filed with the Missoula Clerk and Recorder.

B. Updated CCR's as well as a revised Fine Schedule (clarifying the fines and the time schedules as to when additional fines could be assessed. There were not any changes to the amounts of the fines), and Compliance Procedure will soon be posted on the LCT website and the ADEA portal for member access. ADEA has a concern from on the website that members can fill out for any complaints; then ADEA will follow up and send out letters. There is a subcommittee that will talk to the neighbor with regards to the infractions hopefully prior to the letter from ADEA being sent out. The neighbors filling out the concern form are highly encouraged to discuss the issues with their neighbor prior to fill out the compliance form.

C. **We are now taking Nominations for THREE new board member positions.** Selections and voting will be done at the Annual Meeting on January 17th. We need a Quorum to be able to hold the meeting and vote of 47 members. The members can either be present or fill out a proxy form allowing another member to vote for them. The proxy form is available on the ADEA Portal. Proxy designations may be delivered to any Board Member, mailed to LCT HOA //PO Box 324 Lolo, MT 59847, or emailed to Teresa@capitalfamily.com. Please email no later than 4 pm day of meeting. If we do not have a Quorum established on January 17th we will meet again on January 23rd.

VI. Next Meeting – ANNUAL Meeting January 17th/(January 23rd if needed), 2024 at 7:00 pm at the Lolo Community Center

VII. Meeting Adjourned to Executive Session