

Lolo Creek Trails HOA

(Zoom) Board Meeting Agenda

Date/Time: Thursday September 7, 2023 at 7:00 pm

Location: <https://us06web.zoom.us/j/4066983658> Host - Jennifer Closson

I. Call to Order / Roll Call noted by Secretary – Meeting began at 7:03 PM.

Paul Anderson Y
Alan Worrest Y
Teresa Manlove N
Kasey Kelly-McNulty Y
Mollie Ducey Y
Jennifer Schoffer Closson Y
Roger Maclean Y

II. PUBLIC COMMENT PERIOD – enter TEXT on Zoom platform

Darla Cotton commented about concerns related to tree trimming and possible damage to trees. She also expressed concern about the number of dogs off leash. She also mentioned that the sprinkler system by the tree that had to be removed is broken. Tree trimming will be done every three years. For the off-leash issues, Christy suggested Animal Control.

Samantha Arand thanked the Board for taking on the process of revising the CCRs.

There was also discussion about outside grills and whether they need to be stored inside or covered when outside. It has been proposed that we require covers but not inside storage.

The verification process for parking issues was discussed and will continue to be discussed.

III. Informational Items

A. Treasure's Report: As of Aug. 10th

Mollie provided an overview of our financial position with a summary of our revenue and expenses. We can expect additional expenses as we move into winter with snow removal costs.

- B. Welcome - four new LCT Members. (Malcom#74, Noble#64, Barton #5, Evert #29)

Paul recognized four new neighbors and members of the HOA and encouraged members to reach out and welcome our new neighbors.

- C. Farewell to Wally & Anna Stuart – Guru of the Common Areas will be missed

Paul recognized Wally and Anna and thanked Wally for all that he has done for our neighborhood and HOA.

IV. OLD BUSINESS

- A. Common Area Maintenance Completed -Tree replacements near bike path (6/7/23),
Weed Spraying (6/8/23), 1st Common Area Mowing (6/27/23) -2nd Mowing option?
- B. County is aware of curb damage (Cassidy & Stella Blue) – new markings
- B. Sidewalk condition estimate – GOOD. Decided to wait two more years
- B. Lot # 59 status (completion deadline Sept. 25th). ADEA is monitoring
- B. Concern Form (Shared Google Survey) is up and running – accessible on LCT website

Paul provided an overview and update on old business items and the status of tree replacements, weed spraying, curb damage on Stella Blue, sidewalk maintenance, and the status of the house being built on Lot #59. Initial reaction to the Concern Form has been positive.

V. NEW BUSINESS

- A. CCR and Fine Schedule Revision proposal – Jennifer's Power Point**

Jennifer presented an overview of the CCR update process so far. We have updated the document language to be consistent and current. This is the first update in 15 years. We have combined the existing three amendments into the original document. At this point, we have suggested seven CCR changes to the document and have drafted a potential ballot form for members to approve/disapprove each of the changes. We will next provide a draft of the document to an attorney to review and verify the legality of the changes. Once this is completed, we can further revise the document and work towards a vote.

B. AMENDMENT PROCESS

1. Article VIII, Section 4 – majority vote, 80% participation, executed and recorded in office of Clerk & Recorder of Missoula County
2. Consultation with an Attorney

Updates, changes, and the fee schedule will be reviewed by an attorney.

VI. Final Quarterly Meeting –Tuesday/December 5, 2023, 7:00 pm - Lolo Community Center

REMINDER – THREE BOARD POSITIONS WILL BE OPEN IN JANUARY

VII. Meeting Adjourned to Executive Session

The meeting adjourned at 8:57 PM

VIII. Executive Session

The Executive Committee continued to discuss the need to hire an attorney and some of the parameters of what we need reviewed and approved before moving to a final draft of the revised CCRs. Jennifer will share additional information on the HOA FB page. We will proceed with the attorney and contact him next week.