

LOLO CREEK TRAILS HOA
MEETING MINUTES
October 7, 2019
Lolo Community Center

Call to Order: meeting called to order at 7:02 by Larry Schauff

Roll Call: Board present: Larry Schauff, Wendy Bush, Kyle Cunningham, Wally Stuart, JoEllen Drescher and Jen Clark

Residents present: Ken Funke, Mollie Ducey, Holger Jensen

Agenda changes: Agenda adopted as changed. Discuss Vice president position

Minutes from September meeting. Approved as distributed.

Treasurer's report. \$54523.71. bank statement balanced and matches budget.

ACC report: no members. No report

Committee Reports:

Welcoming Committee: JoEllen: No new residents

Common area maintenance: Wally: Gecko snow removal contract, no increases except to add if snow removed from fire hydrants when it gets to level where FD attaches hoses. \$360 per time Gecko does it. Wally wants someone to take over the weed grant for Missoula County. Kyle said he would take a look at it.

Larry moved to increase budget for Gecko for fire hydrant snow removal. Wendy seconded the motion. Motion passed.

Spraying did not get done on common area because of rain.

Summer picnic: Larry again acknowledges the great job on the picnic.

Lolo community council report from Larry

Nomination Committee: Ken: identified 23 homeowners that have small children that would refresh the ranks with younger people. Have not had positive feedback on phone calls. Had some interest before the meeting. Todd Rahr and Erica Wigton are the other committee members. Looking for two board members and two ACC members. Dan Johnson, Wendy Bush and JoEllen Drescher are coming off. Tony Sanderson moved and that is the ACC vacancy.

Unfinished business:

Proposed fine schedule review. Need to get member approval to amend fine schedule. Will amend letter to add the provision that after receiving a fine notice, member can appeal to the board.

Wendy asked about lowering fines but putting more fines on repeat offenders.

Discussion about common area maintenance fine and what that means – violates the no motorized vehicle covenant when people mow the common area. HOA is responsible for maintenance of common areas.

Holger mentioned not all grass in the common areas are native

Kyle noted the covenants are not black and white.

Holger reflected that professional land management sprays weeds twice a year for effective weed management. HOA should consider the same.

Motion to rescind the motion to adopt fine. All Board Members agree to rescind the amended fine schedule and continue discussion about best way to address violations.

Welcoming Letter- JoEllen provided an amended welcome letter to highlight common and frequently asked questions and issues of covenants and will add board meetings that they are welcome to attend.

Kyle moved to accept the amended welcome letter, Wally seconded, motion passed.

fall newsletter: snow removal for fire hydrants to ask that they don't pile snow on them. Nicely address covenants. Storage of toys, garbage cans bear aware, street parking makes it hard to plow, if leaves get in sewer, our responsibility.

Kyle moved, Wally seconded, motion passed for fall newsletter

Holger suggests the bear aware pamphlets to provide to doors.

Member Comments:

Holger addressed the large carryover of funds. Feels like residents are being taxed. Has heard part of the explanation for carry-over funds but doesn't think it is sufficient.

Mollie Ducey raised a concern that parking violations of vehicles, boats, RVs and trailers were not being addressed properly by the HOA board.

Discussion on budgeting for lawyer and when board doesn't spend the funds, they are banked for future possible expenses. Will discuss what to do with carry over funds at upcoming meetings. One issue is the amount of capital expenditures that the board can make without approval of the entire resident membership. Goes into capital improvements.

Next meeting November 4, 7:00 p.m.

Meeting Adjourned: 8:30 p.m.