

*LOLO CREEK TRAILS HOA*  
*MEETING MINUTES*  
September 9, 2019  
Lolo Community Center

**Call to order:** Larry called meeting to order at 7:00 p.m.

**Roll Call:** Board present: Larry Schauff, Raleigh Johnsen, JoEllen Drescher, Wally Stuart, Jen Clark.  
Wendy absent/excused. Quorum met.

ACC: Dan Johnson, Mike Gooley

Members: Teri Johnson, Megan Wells, Pat Sheridan

**Agenda changes:** couple owner's issues to discuss in executive committee

**Approve minutes** – minutes sent out for approval, changes made. Approved as distributed and corrected.

**Treasurer's report:** Wendy absent. Larry reports payouts: picnic \$135.71, Wendy \$41.98, asphalt \$325.  
Open invoices. \$2000 for mowing, Lolo community center open

**ACC report:** Dan Johnson, approved fence on lot 46. Have had numerous discussions about construction of home on lot 8. Denial letter sent because construction proposal not compliant with the covenants. Have vacancy on ACC.

**Committee Reports**

**Welcoming committee:** JoEllen: 5 new homeowners received welcome baskets and lots of generous donations from local businesses.

PLEASE SHOW APPRECIATION TO the following businesses who have generously donated to our baskets:

Trails west	Wild Bean	Lolo Dental
Lolo Drug	Snap Fitness	Slater Auto

Since January have done 10 new homeowner baskets.

**Common Area Maintenance:** Wally: cleaned up around front area sign, trimmed the grass around it, all common areas mowed. 406 Spring will come in September to weed spray. Snow removal in discussion with Gecko including snow removal around fire hydrants. Grant application

**Summer Picnic:** Megan Wells: about 40 adults attended. Good food, canopy up, let's do it again next year!

Larry thanked Ron and Megan for their work on the picnic, and Joshua McConahy, Jim Hort, Wesley Wells, Charlie Drescher, Stacy Dewitt, Albert Wutsch for their help in making the picnic a success

**Lolo Community Council:** Larry: 8/13 meeting:

Detective Mike Sunderland “When you see something, say something, call 911” someone broke into pickup in Lolo, then it was used in crime in Missoula and Kalispell

Jane Doe No more – Barb Jenkins- Presented on her organization that advocates for sexual assault survivors

Radd Icenoggle – provided information of Zapeda Homes “Lolo Village” development behind the car wash. Will have 150-180 units and estimated completion in six years.

Next meeting September 10, 2019, at 7:00 p.m.

**Nomination committee:** members will be Todd Rahr – 3, Erica Wigton – lot 13, Glen Funke – Lot 73

**Audit committee:** members will be Ryan Clevidence, lot 23, Albert Wutsch, lot 77, Jennifer DeSpain, lot 28. Wendy and Larry

**Unfinished business:**

Voting for lighting of LCT sign, voted in August to put that out as email vote. Dan Johnson says project needs ACC approval. ACC denied request for solar panels to be used for lighting of the sign. Larry will work on pricing for electric power for the sign.

Capital Expenditure projects?? Haven’t heard of any.

Fine schedule proposal from Wally: will create increased fines for repeat offenders by homeowners for same violations. Committee: Dan Johnson, Paul and Karla Anderson and Wally Stuart.

Discussion about Immediate fines and how they work. Immediate fines are those that do not have a time to rectify the violation. Still can appeal to the board.

Discussion about how to best notify new residents of the CCRs.

Will amend violation letters to include notification that violations can be appealed to the board before paying the fine.

Suggestions for amendment to fine schedule: Include the CCR for the Articles that are cited. Need an Effective date for the fine schedule, amend to “Sod” rather than “seeding” on VII. 11.

Wally moved to accept fine schedule , JoEllen second, motion carries. Effective date – today.

Fire hydrant – snow removal plan – need to discuss when the need is for the snow to be removed. Send letter to homeowners to avoid placing snow on their hydrants.

**New Business:**

Need to fill Josh Hotchkiss’ empty seat. Jen Clark moved for Kyle Cunningham to be appointed to fill Josh Hotchkiss’ board position. Wally second. Motion carries.

Megan Wells referred to covenants about outdoor barbecues. Dan says county’s living with wildlife requires it.

Open discussion:

Welcome new community members:

Mackenzie and Chris Clark – Lot 79

Jamie and Chris Burgess – Lot 24

Christy Griesse - Lot 71

Laura and Jake Sept – Lot 38

Sydney and Patrick McKay – Lot 39

**NEXT MEETING: OCTOBER 7, 2019 AT 7:00 P.M. LOLO COMMUNITY CENTER**

**Homeowner comments:** Dan says pothole developing on Stella Blue on west side near Cassidy. Need to contact county to fix that. County also to come fix the drain by the Scott's house.

**Board Members:** Wally asked if ACC has contacted lot 39 about stakes in the yard. No information on what they are for.

Wally wanted to thank Dan and Mike into the time they put into their jobs that most people don't see. Larry seconded the gratitude.

**Adjourned** – Larry adjourned meeting at 8:30 p.m.