

**LOLO CREEK TRAILS HOA
MEETING MINUTES**

Date and Time: March 5, 2013, 7:00 pm

Location: Lolo Community Center

Attendees: **Board Members:** R. Alderson, M. Fontaine, K. Garman, D. Johnson, P. Naseem, L. Schauff
ACC: M. Gooley, M. Lecolat-Birkholtz, E. Williams
Residents: L. Gillin

Chairperson: Dan Johnson

Call to order: 7:00 pm

Minutes for 2/12/13 Meeting: Approved by email per R. Alderson.

Treasurer Report: Patrick Naseem reported that 74 homeowners had paid their 2013 dues to date and 16 who are still unpaid. Reminder letters will be sent to those who have not yet paid their dues.

As of 3/5/13 there is \$16,066 in funds available, \$5,000 in the general fund reserve, \$8,547 in special funds, and \$446 in county funds, for a total of \$30,059 ending cash account balance (rounded to the nearest dollar). A motion was passed unanimously to accept the treasurer's report and to pay current outstanding bills.

The federal and state income tax returns have been filed for FY2012 with no federal tax liability and a \$50 HOA license fee paid to the State of Montana.

The audit committee examined and approved the financial records and accounts for FT2012.

ACC Report: Ezra Williams reported that a new house may be planned for one of the vacant lots. A new chair of the ACC will be elected and the name reported to the HOA Board at the April 2 meeting.

A question was raised from the floor concerning home improvement projects that were approved by the ACC and begun in 2012, but interrupted by winter weather. Do such projects have to be reapproved by the ACC for 2013? The ACC said they would like to have a letter outlining the schedule for beginning and completing the projects, but anticipated no problem with approving the continuing improvements.

Welcome Committee Report: Michael Fontaine reported that a greeting basket was delivered to Lot 42. The welcome committee is in need of volunteers. Additionally, the welcome committee is in need of a chairperson. Anyone interested in either opportunity can contact Michael Fontaine at 493-0088.

Old Business: Kory Garman reported that grants for weed control have been applied for from the Missoula Conservation District, which was rejected, and the Missoula County Weed District, which is still in process.

Larry Schauff reported on the search for a secure system of HOA record keeping, which most likely will include a new laptop computer and separate hard drive that can be dedicated solely to HOA use. There is probably no need to change the HOA website or invest in a “cloud” at this time. A motion was passed to accept the report and to search for proper equipment. Patrick Naseem volunteered to shop for the most efficient and economical equipment within a budget of about \$500.

Executive Session

The Board entered Executive Session at 7:45 PM. The HOA Board noted several homeowners who had corrected violations after receiving the warning letters in February. Actions taken included approving reminder letters for unpaid dues and letters imposing fines for continuing violations

Executive Session concluded at 8:20 PM.

Adjournment: No further business was discussed. The meeting adjourned at 8:30 PM.

Next Meeting: April 2, 2013, 7:00 PM @ Lolo Community Center

Respectfully submitted,

Richard Alderson, Secretary