



## HOA Minutes

**Date and Time:** March 13, 7:01 PM

**Location:** Lolo Community Center

**Attendees:** **Board Members:** M Cornette, K. Garman, D. Johnson, P. Naseem, S. Schauff, W. Stuart, (Excused: B. Doty) **ACC Contact:** L. Schauff **Residents:** M. Lecholat, E & S. Hendricksen, N. Mortensen & K. Straley, S. Pierce

**Chairperson:** W. Stuart

**Minutes for January Meeting** - Minutes for this meeting were approved via email and posted on the website.

**Financial Report** - P. Naseem reported deposits from 83 lots. Checks cleared the account to: W. Stuart to reimburse for mailing, the MT Dept. of Revenue for our annual fee, Gecko Landscaping for snow removal, S. Schauff for supplies, and for the post office box rental. The remaining balance is \$ 14, 891.52.

**ACC Report** - Plans for Lot 2 were submitted and approved; its exterior colors have also been approved. Plans for a home on Lot 87 and exterior colors for Lot 91 have been approved. Landscaping requests for Lots 38 and 43 have been approved. The new owner of Lot 39 has contacted the ACC for information.

**Welcome Committee Report**- No new activity has occurred since reported at the last meeting. Lots 39, 90 and 91 have been sold. The committee is aware that residents have moved into Lot 91 and will be preparing that basket.

### OLD BUSINESS:

**2012 Dues Notices/ Past Due Notices/ Attorney Meeting**- The billing procedure was reviewed and board members were provided (in executive session) with information regarding those residents who have not paid 2012 dues, as well as dues and associated fines from earlier years. The HOA's attorney will receive this information in order to pursue compliance. A suggestion was made to change the penalties for next year to cover the cost of certified letters for those who pay dues late.

**Clean Out Cover Repair**- A new cover has been purchased to replace a damaged cover on Stella Blue Drive. Due to current temperatures, it was delayed in installation, but has now been installed.

### NEW BUSINESS:

**Lot 5 Request for Consideration** - Lot 5 homeowners requested HOA permission to install a pipe under Common Area C as a precaution against home flooding this year. The work is being overseen by Dayspring Restoration. The request was approved.

**Weed Control**- We have a bid out for weed control and a contract in place. As part of that contract, we would have goats taking care of the hill on the north side of the development. Since we no longer have access to goats, our weed control people will instead be spraying the hill. We do have bids out for mowing as well.

**Lolo Community Center Flea Market and Craft Sale (April 14th)**- We were asked if anyone wanted a booth at this sale. For \$25 a booth can be obtained inside, outside areas are available for no charge. Interested homeowners should contact Karen at 880-8903.

**Burn Permit**- L. Schauff will be obtaining a burn permit online in order to burn neighborhood trees that have fallen, cuttings, etc.

**Proposed By-Law Changes**- The by-laws changes were reviewed at the meeting. Minor corrections were made; M. Cornette will be amending the current copy. These changes are agreed to and accepted by the Board. When these are in final form, they will be sent to homeowners with a synopsis and a request for approval.

**OPEN DISCUSSION** – No new issues were addressed.

**Meeting Adjourned at**- 7:55 PM

**Executive Session Convened at** – 8:24 PM

**Executive Session Adjourned at** – 8:54 PM

**Next Meeting** – April 10, 2012 at 7 PM at the Lolo Community Center