



HOA Minutes

Date and Time: April 10, 7:00 PM

Location: Lolo Community Center

Attendees: **Board Members:** M. Cornette, K. Garman, D. Johnson, P. Naseem, S. Schauff, W. Stuart, (Absent: B. Doty) **ACC Contact:** L. Schauff **Residents:** R. Hannaman, C. & J. Hettman, E. & S. Hendricksen, R. Schrenk, M. Thompson

Chairperson: W. Stuart

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

Financial Report - P. Naseem reported deposits from 87 lots. Checks were written to: K. Jones for legal fees, a check to the website for this year, and S. Schauff for the burn permit. The remaining balance is 15,930.16.

ACC Report - Plans have been approved for a home on Lot 39. Lot 42 has been approved for a fence, Lot 12 has requested to install a patio and pergola and add landscaping. Lot 74 has turned in a ACC request form for a fence. Lot 91 has requested information on a fire box in the backyard and info regarding sprinkler installation; no ACC form has yet been submitted.

Greeting Committee Report- Baskets were delivered to both Lots 91 and 92. As well, the board contact for this committee in the future will be D. Johnson. M. Thompson currently chairs this committee.

OLD BUSINESS:

2012 Late Dues Update and Invoice- A resident shared a letter representing his views regarding a homeowner who owed late dues. The letter includes comments regarding covenant enforcement (see attachment.) The Board was questioned regarding the policy of charging a \$1 per day fine for homeowner with delinquent dues. After the meeting, this fine policy was researched; it has been in place since 2007.

Vehicles Removed from Street- Two vehicles have been removed from the streets after several notifications regarding that they should be moved. There was discussion regarding the number of days that a vehicle can remain on the street; however, the covenants state that a vehicle can remain on the street no more than 14 days in a 6 month period.

Mowing- Gecko Landscaping submitted bids of \$920 for each mowing of the commons areas which is the same cost as last year. If areas that should be mowed are missed, please contact W. Stuart so that it can be done.

Burn Permit Obtained- A permit was secured and burning of litter will be done in the near future on days when it will impact the least number of people.

By-Laws Changes Update - M. Cornette has submitted the by-law revisions. Board members need to review them before they are voted on.

NEW BUSINESS:

Neighborhood Clean-up Date – For this year's neighborhood clean-up, we also plan to host a barbecue. Clean-up will involve cleaning out weeds and brush, seeding, and removing trash. A question was asked regarding dead trees on the hillside at the back of the development; the HOA consulted with someone who feels that the remaining trees should be left. The date for the cleanup is set for Saturday, May 19th.

Reminder Notice Strategy - Common covenant violations (street parking, trash cans left out, doggies deposits and off leash behavior, ACC approvals needed, speed limit violations, and boat/trailer/rv parking) will be addressed in a flyer and then distributed to all homeowners.

OPEN DISCUSSION – Several homeowners shared feelings of frustration that current HOA covenant enforcement policies are detracting from a positive neighborhood feeling.

Meeting Adjourned at- 8 PM

Executive Session Convened- 8:05 PM

Executive Session Adjourned – 9:15 PM

Next Meeting – May 8 , 2011 at 7 PM at the Lolo Community Center