



## HOA Minutes

**Date & Time:** August 14, 2012 7:00 PM

**Location:** Lolo Community Center

**Attendees:** **Board Members:** M. Cornette, K. Garman, D. Johnson, P. Naseem, W. Stuart, (Excused- B. Doty, S. Schauff) **Resident:** N. Meeks

**Chairperson:** W. Stuart

**Minutes for July Meeting** - Minutes for this meeting were approved via email and sent to homeowners.

**Financial Report** - P. Naseem's report indicates an ending balance of \$11,383.91

**ACC Report** - L. Schauff submitted a report approving new houses on Lot 6 and Lot 20. Curbing and landscaping were approved for Lot 10. A fence was approved for Lot 86. Exterior garage door painting was approved for Lot 92. A letter was sent to the builder for Lot 2 regarding seeding for the lawn. The builder and lot owner of Lot 1 were also notified that the trash receptacle and accumulated dirt pile need to be removed. Lot 84 was notified of the procedure needed in order to add a fence on his property. Due to several instances that have already occurred, a request was submitted that lawns and sprinkler systems in future new builds, be required. The Board motioned that in the future the "LCT Construction Responsibilities of Lot Owners and Builders" would state that sprinklers and sod are required in any plans submitted to the ACC for new construction.

**Greeting Committee Report** - D. Johnson reported that the newest resident of Lot 2 received his welcome basket. Lots 39 and 72 are next in line for welcome baskets.

### OLD BUSINESS:

**2012 Late Dues**- We still have 2 residents who have paid no dues and have not responded to HOA/ legal communications.

**Bylaw Changes** - The bylaws have been recorded at the courthouse and will be posted to the website.

**Vacant Lot Owners**- All vacant lots will be mowed by the end of this week.

**Area A Seeding** - Seeding of Commons Area A will take place this fall.

**Dead Tree Removal** - The Board approved sharing the costs of tree removal behind Lot 20 which will cost the HOA \$425. The dead cottonwoods behind Lot 6 and the dead tree on Lot 7 will also be cut down at a cost of \$300 to the HOA.

**Entrance Improvement Along Stella Blue Drive** - Fences were erected but require an encroachment permit.

**Front Path Maintenance** – The documents associated with the development of our community require the HOA to maintain the bike path in front of our subdivision. The Board approved filling the existing cracks and sealing will occur next year.

**Lot Line Adjustment**- The process continues for adjusting the line of Lot 14.

#### **NEW BUSINESS:**

**Weed Control Grant Applications:** K. Garman will be filing the documents for these two grants.

#### **OPEN DISCUSSION:**

A resident reported significant bank erosion on the north side of Commons Area D and is investigating solutions.

**Next Meeting** – September 11, 2012 @ 7:00 PM @ Lolo Community Center

**Meeting Adjourned at-** 7:25 PM

**Executive Session Convened at-** 7:30 PM

**Session Adjourned at** -7:50 PM