

*LOLO CREEK TRAILS HOA
RECONVENED ANNUAL MEETING MINUTES*

January 31, 2019
Lolo Community Center

CALL TO ORDER: Meeting called to order at 7:09 p.m. by Raleigh Johnsen

- Without objection, Dan Johnson appointed President Pro Temp
- Board members present: Raleigh Johnsen, Wally Stuart, Wendy Bush, Tracy Munoz, JoEllen Drescher, Jen Clark, Pat Sheridan
- ACC present: Mike Gooley
- Members present: Dan & Teri Johnson, Larry Schauff, Bettina Bush, Charlie Drescher, Nicole Mortenson, Karla Anderson, Todd Rahr, Larry Sheridan, Josh & Natalie Hotchkiss, Ezra Williams, Matt Ayton, Shawn Friedeman, Julie Tripp, Deb Scott, Kevin Curry, Jake Eby, Susan Pierce, Holger Jensen, Jennifer DeSpain, Dennis Doran, Debbie Quien, Natalie Mourton.
- By Proxy: Noah Closson, Kyle and Shelby Roth, Scott and Erika Wigton, Jenny Christensen, Stacey DeWitt, Brian Garnett, Mollie Ducey, Jim Riska, Kim Schrenk, Steve Bayha, KC Moschelle, Chad & Jennifer Hettman, Josh & Amanda McConahy, Anthony Aimi, tonya Clevidence, Ronald Wells, Orvis and Claudia Hagen, Kasey McNulty, Chris Orondorff, Jennifer Watson.

NOMINATIONS: floor opened for nominations for directors and ACC

Nominations for Director:

Wendy Bush nominated Trevor Thompson
Todd Rahr nominated Joshua Hotchkiss
Charlie Drescher nominated Larry Schauff

Nominations for ACC:

Wendy Bush nominated Dennis Doran
Charlie Drescher nominated Mike Gooley

CALL FOR VOTE:

- Wendy Bush made motion for email votes to count. President notes there were no nominations for votes to count so not valid. Motion denied.

VOTE TALLY:

FOR DIRECTORS (TWO POSITIONS):

Trevor Thompson: 19
Joshua Hotchkiss: 39
Larry Schauff: 33

FOR ACC (ONE POSITION):

Dennis Doran: 10

Mike Gooley: 36

HOA ACCOMPLISHMENTS:

- Wally Stuart : 2018 accomplishments
 1. Replace front path underground water system to trees and entrance sign
 2. Removal of dead or dangerous trees on west side cottonwood patch
 3. Weed spraying of common areas and reseeding wild grasses where needed
 4. Crack sealing front path
 5. Pocket gopher control in 2 areas
 6. Common areas mowed after wild grasses seeded

- Will do a tree assessment tomorrow. Treasure state will prune trees that go over the sidewalks.

- 100% dues collection this year

TREASURER REPORT:

- Wendy Bush reports that the report remains the same since December meeting.

ACC REPORT:

- Mike Gooley that in 2018 the ACC had 10 paint requests, 3 landscaping requests, 3 fence requests, 2 decks, 1 retaining wall and 1 set of handrails.
- Noted there has been a problem receiving application in the mail but problem should be resolved. Good to check with ACC to see if application received.
- Reminder that Article IV, paragraph 2 of the covenants states that ACC approval shall be in writing. If you didn't get a letter, you didn't get approval.
- Reminder that property lines do not extend to the street. It is located approximately 18 inches to the house side of the sidewalk.
- Mike noted that as the community gets older, houses will need paint, so get the requests in early to allow sufficient time for review.

NEW BUSINESS:

- Frequency of board meetings. It has been a problem getting a quorum. Dan proposes monthly meetings. Wally Stuart moved to approve monthly meetings. JoEllen Drescher seconded motion. No discussion on motion. Motion carried. Board approved to return to monthly meetings.
- Date for next meeting for election of officer, proposal and approval of budget, and setting of dues. Motion for board meeting February 4, 2019. Motion carried. Next meeting set for February 4, 2019, at 7:00 p.m. in Lion's Den of Lolo Community Center.

OPEN DISCUSSION:

- Dennis Doran noted Aspen in Boulevard near his residence is a hazard. Mike Gooley agreed and said there is plan to remove.
- Resident suggested flooding main common area in winter for hockey. Another resident noted the liability issues.
- Question about covenants allow for solar panels on roofing in non-obtrusive manner. No answer.
- Question on whether cracked sidewalks fall under HOA repair. Yes, HOA dues cover sidewalk repairs.

ADJOURNMENT: Motion to adjourn made and seconded. Dan Johnson adjourned meeting at 7:38 p.m.