



HOA Minutes

Date and Time: Nov. 8, 7:00PM

Location: Lolo Community Center

Attendees: **Board Members:** B. Doty, M. Cornette, J. DeSpain, K. Garman, D. Johnson, S. Schauff, W. Stuart **ACC Member:** L. Schauff **Residents:** E. & S. Hendricksen, S. Legrey

Chairperson: W. Stuart

Minutes for October Meeting – Minutes for this meeting were approved via email and posted on the website.

Financial Report – J DeSpain reported two deposits: \$290 for dues and late fees and \$ 590.00 from Lot 18 for cleanup. \$1.70 was earned in interest. One check to RCC Sprinkler was written for \$5063 , one for \$31.35 to W. Stuart for liens/ releases and grass seed, one to S. Schauff for \$78.90 for office supplies, with an ending balance of 18,423.28.

ACC Report – There was no new news from the ACC.

Bylaws Committee Report – M. Cornette reported that the bylaws are almost updated and ready for board approval. They will then be posted on the internet (with a proxy form,) an email will be sent to homeowners to alert them for the vote , and they will be presented at the annual meeting for a vote by the homeowners. These minutes serve as official notice of the upcoming bylaw approval vote.

Greeting Committee Report – S. Schauff reported that there have been no homeowners to welcome.

OLD BUSINESS:

Bike Path and Signage– We still have concerns regarding liability, signage, and sealing the bike path but have not yet contacted the county regarding those.

Sign: Solar Lighting – We are continuing to pursue solar lighting for the sign.

Dead Tree Removal – A dead tree was removed behind Lot 17 and the HOA is assuming the cost for its removal.

Snowplowing – We have contracted with Gecko for the snow removal on sidewalks.

2012 Budget– We are working on the 2012 budget. We would like to maintain an emergency reserve, there are sidewalk ramps to repair, and we need to work on the snow removal budget. B.Doty, D. Johnson, and L. Schauff have volunteered to work on the budget.

2012 Dues – It looks as if the dues are remaining the same at \$120, will be sent out in January and due by February 15.

2012 Elections – Nominations for the board so far include M. Cornette, D. Johnson, and P. Naseem. Nominations are being taken via email and will be taken at the annual meeting in December.

Newsletter- This has been sent out to all homeowners.

NEW BUSINESS:

Stella Blue Storm Drain Repair - The storm drain in front of Lot 40 was repaired and the area was regraded to make the drain functional.

Annual Meeting -The annual meeting will be held on December 13 at the Lolo Community Center.

Webpage - We are in the process of having the webpage updated.

OPEN DISCUSSION: Deer repellent may be ordered to discourage deer from eating the newly planted trees.

Next Meeting (Annual Meeting) – December 13, 2011 @ 7:00 PM @ Lolo Community Center

Meeting Adjourned at- 7:35 PM

Executive Session Convened at- 7:40 PM

Session Adjourned at – 8:05 PM