



Lolo Creek Trails

LOLO CREEK TRAILS HOMEOWNER'S ASSOCIATION

Minutes

September 22, 2009

6:00 pm 11391 Stella Blue Drive
Lolo, Montana

(THE CHAIRMAN OR VICE-CHAIRMAN RESERVES THE RIGHT TO CHANGE THE ORDER OF THE AGENDA AND IF THE AGENDA IS NOT COMPLETED TO RECESS THE MEETING AND CONTINUE ON ANOTHER SPECIFIED DATE AND TIME)

Board members present: Patrick Naseem, Scott Caldwell, Teri Johnson, Jennifer DeSpain, Brandon Wright, Tye Roy, Noah Closson, Andrew Schwartz and Dan Johnson
Jennifer Watson, Larry Schauff, Wally Stuart, Jim Coulter

1. Meeting Call to Order at 6:00 pm by Scott who welcomed visiting home owners.
2. Approval of minutes August 25, 2009 – Jennifer moved to approve the minutes with the following correction: Old Business, second Action Item regarding ACC Review Plan “the vote was 5 in favor, 1 abstained”; seconded by Dan Johnson, all in favor, motion carried.
3. Financial Report – Patrick reported that as of 9/15 the LCT HOA account balance was \$11,278.74. A \$75.00 deposit has been made since that date bringing the total account balance to \$11,353.74.

ANNOUNCEMENTS: there were no announcements

PUBLIC COMMENT: there was no public comment

OLD BUSINESS:

Spraying update – there was no update.

Bar-b-cue report – Jennifer reported that there was a good turnout to the LCT HOA Bar-B-Cue with many compliments given by the homeowners who attended. The committee consisted of Jen Closson, Kristi Cornette, Connie Nichol and Jennifer DeSpain. The Board expressed their compliments to the committee for a well organized and attended community building event.

Signage committee report – Scott has a meeting scheduled with a contractor 9/23 to request an estimate for the proposed signage. He asked that each of the committee members (Noah, Andrew, and Tye) contact a contractor for additional estimates to be presented to Dennis Doran for consideration.

Report on meeting with NRCS to develop a conservation plan for LCT – Teri met with John Bowe, NRCS District Conservationist, on Tuesday 9/9 for a preliminary site inventory and discussion of resource concerns and goals for the common areas of LCT. A follow up meeting will be scheduled for more in depth planning discussion and that will include all interested parties. John had several ideas for improvement of the common areas and would be willing to come to a board meeting to discuss any questions with the board and homeowners. This ‘planning’ process does not obligate the LCT HOA to any actions; the purpose is to assist us in developing an effective plan for best management of the common areas.

Report of Grasshopper bait treatment – Scott has bait left for the second application which is planned to be done this week.

Action Item: Jennifer has the September Newsletter ready to go out. It includes a welcome to new homeowners, babies born, the bar-b-cue, and grasshopper treatment.

Action Item: following discussion Brandon moved to form a committee of one board member and the ACC to complete a review of the ACC Guidelines and Standards, seconded by Patrick, all in favor, motion carried. Brandon volunteered to represent the board on the committee.

Action Item: Dan introduced the homeowners who made up the committee for reviewing the Covenant Enforcement Procedures: Jennifer Watson, Wally Stuart, and Jim Coulter. The existing procedure involved the property management company in the process and they are no longer in service to the LCT HOA. The committee explained that they believed educating members about the CC&R's is the key to any enforcement program. In addition to the reminders in the newsletter, the committee encouraged the board to begin a door-to-door education campaign and to repeat it at least every six months. The Association's Attorney reviewed and approved the revised procedure. [Brandon moved to adopt the revised covenant enforcement procedures, seconded by Patrick, all in favor, motion carried. The revised procedure is posted on the web site.](#)

Action Item: Status of fines –

Lot 75, fireworks: following discussion [Tye moved to forgive the fine assessed on Lot 75 Joseph Beard due to the circumstances explained in Mr. Beard's letter to the board, seconded by Brandon, all in favor, motion carried.](#)

Lot 79, fireworks – a check in the amount of \$75 has been received in payment of the fine assessed.

Lot 46, fence: following discussion [Tye moved to accept payment of the initial fine of \\$50 and remove all additional fines in light of the circumstances, motion failed due to lack of a second.](#)

[Teri moved to table this action until the October meeting, seconded by Brandon, all in favor, motion carried.](#)

NEW BUSINESS:

ACC report – since the last meeting the ACC has received requests for and has approved:

- Installation of rock along the parkway of Lot 64
- Approval of a fence Lot 4
- Approval of a fence staining Lot 3

Action Item: Reimbursements – [Patrick moved to reimburse Jennifer DeSpain \\$180.92 for Bar-b-Cue expenses and \\$1000.00 to Warden Thane P.C. which includes a discount of \\$539 for legal services, seconded by Brandon, all in favor, motion carried.](#)

Action Item: following discussion [Jennifer moved to form a committee of one board member and interested homeowners to:](#)

- review the Bylaws and CC&R's, especially the sections on the board structure and quorum (bringing into compliance with the Montana Revised Statutes)
- develop a list of possible corrections/changes to bring to the board for consideration to go to the Association members for approval at the annual meeting once reviewed by the attorney for compliance

[Seconded by Patrick, all in favor, motion carried.](#)

Tye and Brandon volunteered to represent the board on the committee.

Action Item: Planning for the HOA Annual Meeting, Jim Coulter has volunteered to organize the annual LCT HOA meeting. Following discussion [Dan moved to appoint Jim Coulter to work with at least one board member to select a time and place and organize the annual meeting, seconded by Brandon, all in favor, motion carried.](#) Jim said he would have a couple possible dates for the board to consider at the next meeting.

Following brief discussion of existing covenant violations brought up by visiting homeowners, [Brandon moved to adjourn the meeting, seconded by Patrick, all in favor – meeting adjourned at 7:50](#)

ITEMS FOR NEXT MEETING:

Annual Meeting planning
NRCS presentation
Lot 46 fence
Reimbursements

NEXT MEETING DATE, TIME AND LOCATION:

October 27, 2009 11146 Stella Blue Drive

ADJOURN

Respectfully submitted,
Teri. Johnson
Secretary LCT HOA