

**LOLO CREEK TRAILS HOA  
MEETING MINUTES**

**Date and Time:** January 7, 2014, 7:00 pm

**Location:** Lolo Community Center

**Attendees:** **Board Members:** D. Johnson, P. Naseem,, C. Horton, J. DeSpain, L. Schauff and W. Stuart.  
**Attorney:** K. Jones  
**ACC:** None  
**Residents:** W Bush, C. Bush, T. Bush, B. Cerutti, L. Gillin, M. Ducey, S. Caldwell, R. Schenk, D. Scott, A. Maclean, R. Maclean, R. Schrenk

**Chairperson:** Dan Johnson

**Call to order:** 7:00 pm

**Minutes for December 3, 2013 Meeting:** Approved by email per D. Johnson

**No Homeowner Quorum:** The bylaws state if there is not a quorum at the first annual meeting then we needed to have a second attempt the following month. We did not have quorum of homeowners for the second month.

**Legal Report:** K. Jones of Christian, Samson & Jones, PLLC gave a legal opinion on the Proposed Parking Covenant Revision

- Kevin felt that the proposed wording on the proposed covenant revision was not enforceable. There are key terms in the proposed language that are vague and could lead to interpretation.
- Kevin also felt we needed to define the amount of time for loading and unloading.
- Kevin feels the board needs to define the amount of time per day that counts toward the number of days in 6 months a homeowner or family member
- It was also suggested we send out a survey to all homeowners along with the dues notice, we will be sending these out by February 15<sup>th</sup>, 2014.

**Treasurer Report:** Patrick Naseem reported on the budget As of December 31, 2013 there was \$17,359 cash in the general fund, \$6,322 in special funds, and \$446 in county funds, for a total of \$24,127 ending cash account balance. Patrick noted the only ongoing expenses would be snow removal, attorney fees, and postage.

**ACC Report:** There was no ACC present

**Greeting Committee Report:** There were 8 new baskets delivered since November. T. Bush volunteered to help distribute baskets.

**Old Business:** We discussed the Covenant Revision

**New Business:** (D. Johnson)

- **Replace One Board Members and One ACC Member:** We had two people volunteer for the vacant positions. S. Caldwell was nominated and approved to serve on the vacant HOA board. M. Ducey was nominated and approved to serve on the ACC.
- **2014 Budget:** Budget was approved. There was some discussion about mowing and planting some extra trees in some common areas.
- **2014 Dues Notice:** Dues will be held at \$180 per lot. Notices will be sent out by February 15<sup>th</sup> 2014 and will be due back by March 15<sup>th</sup> 2014.

**Open Discussion:**

One topic highlighted the evening.

- The enforcement of the parking covenant. While this is still an ongoing issue we feel after we get the survey back from the homeowners we will have a better idea on how to proceed.

**Executive Session:** Executive session began at 9:00 pm. There were no issues discussed during the Executive Session.

**Adjournment:** No further business was discussed in the open session. The meeting adjourned at 9:15 pm.

**Next Meeting:** February 4th, 2014, 7:00 PM @ Lolo Community Center

Respectfully submitted,

Carl Horton, Secretary