

**Lolo Creek Trails HOA
Board Meeting Minutes**

Date/Time: Thursday Sep 30, 2021 at 7:00 pm

Location: Zoom Meeting

- I. Call to Order. Board Members Present: Mollie Ducey, Trevor Thompson, Paul Anderson, Jennifer Closson, Jennifer Despain.
- II. PUBLIC COMMENT PERIOD – no comments.
- III. Informational Items
 - A. Treasurer’s Report.
 - Trails West Bank balance \$53,170.00
 - ADEA funds \$620.72
 - Expenses YTD \$19,934.00
 - Income YTD \$9200.00
 - B. Maintenance of Common Areas
 - 1. Sprinkler system winterized on Sep 22 by Eco Tech.
 - 2. Spot spraying for leafy spurge by Wally Stuart.
 - 3. 2nd mowing of Common Areas – review mid Oct with Gecko Landscape. Potential to selectively mow needed areas, instead of mowing 100% of areas.
 - 4. Shawn Friedaman recommended that replacement trees are very reasonable at Vern’s Landscape, 406.360.0170. Approx \$350-\$450 for 2.5”-3” diameter.
- IV. OLD BUSINESS
 - A. Website Update
- V. NEW BUSINESS
 - A. Covenant Enforcement Committee was created by a majority vote of Board Members. After vote, Board Members named to committee are Mollie Ducey, Paul Anderson, Trevor Thompson. This committee to review information from ADEA to recommend followup action in response to any complaint received in terms of CCR infractions.
 - B. Review 2021 Expenditures to form 2022 budget. This is to be done nearer the end of the year, so a recommendation on budget and dues can be prepared for new Board Members in Jan 2022.
- VI. Next Meeting set for Thurs Jan 6 2022 at 7 pm, Lolo Community Center. This will be the annual HOA meeting and needs to be posted as such for proper notification.
- VII. Meeting Adjourned to Executive Session

