

Lolo Creek Trails HOA

Meeting Minutes

January 19, 2022

Lolo Community Center/Zoom Hybrid Meeting

A quorum was not met so a new meeting was scheduled for January 24th. The board is sending out additional correspondence requesting the membership to attend and a proxy vote form to try to get a quorum for our next meeting.

Lolo Creek Trails HOA

Meeting Minutes

January 24, 2022

Lolo Community Center/Zoom Hybrid Meeting

- I. **Call to Order:** Called to order/Roll Call noted by Secretary.
- II. **Board Members Present:** Trevor Thompson, Mollie Ducey, Paul Anderson, Teresa Manlove, Dennis Doran (by phone)
- III. **Determination of Quorum:** Out of 92 Lot Owners we needed a minimum of 30% (28 Minimum). We had 25 lot owners in attendance with 5 additional proxy votes totaling 30. We have a quorum.
- IV. **Election of Two New Board Members:** Nominations were requested, Jennifer Closson was nominated, Kasey McNulty volunteered, it was put to a vote and Jennifer Closson and Kasey McNulty were voted in unanimously for a 3 year term.
- V. **Public Comment:** A question was asked about the new development going in next to us. The board has not had any interaction with the developer, but it has been rumored that there will be a public meeting regarding the progress and we will make sure that several board members attend and will report back to the association.
- VI. **New Business:**
 - A. **Treasurer's report:** Currently we have \$50,682 in the bank account. Of that \$30,329 is allocated for the Reserve account, and the additional \$20,353 in extra. In addition there is currently an overage in our ADEA account in the amount of \$2,610.85. This overage is from our annual expenses being lower than our budgeted amount. Our budgeted expenses were \$17,154 with expenses totalling \$14,271.40. Our total income in 2021 from dues and fines equaled \$9,700.

B. Update on informational flow of HOA:

- a. It was reiterated what the role of ADEA is for our Association. Adea sends out due notices, pays bills, maintains our associations portal, receives complaints, and sends out notices of any fines imposed. . Adea pays the bills but the Board gets bids from contractors, and determines if the bills are accurate.
- b. Currently only about 30% of the Homeowners opted in for electronic communications. If those that opted out would consider opting in and provide their email addresses it would cut down on the cost to mail out notices.
- c. A question was asked about our snow removal. Gecko is currently contracted to come out and shovel our development for any snow event of an inch or more. We are currently set up as a non priority (we get a discounted price with this designation), so they get to us as soon as possible after their priority accounts. It was also asked if we could consider asking them to remove the snow in front of the mail boxes. The board will look into this for our next contract negotiations and see what the additional cost would be.
- d. **LCT Website:** The website is being updated by Corinne Earl
- e. **Board Members and ACC Contacts.** We do have an opening for the ACC committee. It was opened up for nominations or volunteers. Samantha Arcand volunteered for the position on the ACC and was unanimously voted in. The Arcitectural Control Committee over sees any new projects and upgrades to homes in our community included but not limited to house colors, landscaping, fencing outbuildings, new construction, etc.
- f. **How to file ACC Review Requests:** The process to submit a review request is on the website. Because we need plans, paint colors so we ask that it gets mailed, giving directly to an ACC Member, or a board member.

C. Corinne Earl – Website services

D.

VII. Meeting was Adjourned and the next Homeowners Association/Board Meeting will be set for as soon as possible to go over 2022 budget and dues. The meeting was later set for February 2nd at 7:00 pm at the Lolo Community Center/Zoom hybrid meeting.