



**LOLO CREEK TRAILS HOA
MEETING MINUTES**

Date and Time: January 5, 2016, Called to Order 7:00pm

Location: Lolo Community Center

Attendees:

Board Members: S Caldwell, W. Bush, Pat Sheridan, J. DeSpain, Nancy Zimmerman;
Absent: Susan Pierce, Tracy Munoz

ACC: Doug Zimmerman

Residents: Larry Schauff, Wally Stuart, Larry Sheridan, Mike Gooley

Chairperson: Scott Caldwell

Minutes for December 2015 Meeting: December 2015 minutes had been approved via email and posted to web.

Homeowner Comments: none

Board Member Comments: none

Treasurer Report (W. Bush):

- Financial report shows a total balance of \$31,441.80.

ACC Report (Doug Zimmerman):

- Nothing to report

Welcome Committee Report: All residents have been welcomed to date.

Old Business: none

New Business:

- Thanks to Larry, Wally and Niccole for their service as board members
- Welcome to new board members Pat Sheridan, Susan Pierce and Tracy Munoz
- Wendy Bush will file taxes for 2015 and file state papers
- Thanks to Tom Frandsen for removing dead elk from common area. All agreed to give Tom a \$50 gift card to Jakers. Scott will pick up and deliver gift card.
- Discussion on 2016 budget.

- Need to get new bank signature cards. Scott will take care of.
- Wally said that there are some areas of the common area will need to be reseeded in the spring. Should be less than \$100.
- We need to do another tree assessment on all of the common area trees. Wally volunteered to call and get more information and cost.
- Wally, Niccole, Jennifer, Scott and Wendy agreed to meet Jan 18th, 6pm at the Community Center and clean out HOA files and perform financial audit.

Board selected new officers as follows:

- President, Scott Caldwell (Wendy motioned; Jennifer seconded; motion carried).
- Vice President, Jennifer DeSpain (Wendy motioned; Scott seconded; motion carried).
- Treasurer, Wendy Bush volunteered to continue, no objections
- Secretary, Tracy Munoz; (Jennifer motioned, Wendy seconded; motion carried), Tracy can decline if necessary.

ACC:

- Still need one more ACC member. Mike Gooley volunteered. Thanks Mike!

HOA meeting schedule for 2016

It was agreed that a quarterly meeting schedule was working best and that meetings would occur on the first Monday of the following months: (Wally called and reserved community center)

- March 7, 7:00 pm Lolo Community Center
- June 6, 7:00 pm Lolo Community Center
- September 5, 7:00 pm Lolo Community Center
- December 5, 7:00 pm Lolo Community Center

Dues for 2016

- 2016 dues will be \$180, \$10 of this will go to contingency fund
- Payment Notices will be sent out mid-January to homeowners. Dues will need to be paid by the end of February or will be sent to collections.

Future business:

- Set cap for contingency funds

Executive Session: none

Adjournment: Scott adjourned meeting at approximately 8:15.

Next Meeting: *March 7, 2016, 7:00 PM @ Lolo Community Center.*