

# Lolo Creek Trails HOA

## Meeting Minutes

April 1, 2021

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, Jennifer Closson, Jennifer DeSpain, Teresa Manlove, Dennis Doran (via zoom)
- III. **Old Business:**
  - A. Budget discussion moved to new business.
  - B. Mailing from ADEA updating members contact information and preference on receiving future communication from the HOA either through mail or electronically. ADEA will update us with the results when more surveys are returned.
- IV. **New Business:**
  - A. Discussed the first draft of the Reserve Study provided by NorthStar Reserves. The Reserve study was done to ensure that the HOA is responsibly managing the HOA funds and properly budgeting for capital improvements without having excess reserves. The large budgetary items are for the maintenance of the asphalt on the walking path, sidewalks throughout subdivision and tree pruning and replacement. It was voted on and approved to increase the budget for preventative maintenance for sidewalks to \$3500 every 3 years instead of the current \$4616 every 8 years allocated. Taking tree pruning out of the reserve study as already addressed in the annual budget. The changes will be forwarded to NorthStar Reserves for a second draft before voting on and accepting the study.
  - B. Discussed and approved increasing the mowing of the common areas to twice a year to reduce the fire hazard of the long grass. The first mowing will be scheduled in late June after the grass goes to seed (estimated cost of \$2,000 from Gecko mowing), with a second mowing in late fall (estimated cost of \$1,800). Also discussed and approved the weed spraying in Spring.
  - C. Discussed maintaining the current Lolo Creek Trails HOA website. Currently not being updated, but it was agreed that it is of great value to the HOA if we can find a volunteer within our community that has the knowledge to be able to maintain the website. We do not have the money within the budget to pay an outside company to maintain it. Adea Property Management has a website that the HOA can pay dues and access documents but agreed that it gives our neighborhood a stronger sense of community to have an active independent website.
  - D. Reviewed the revised 2021 budget and it was voted on and approved unanimously.
  - E. The potential improvement of the common areas was discussed at length. Board Member Dennis Doran brought up that improvement of the common areas was not approved in the initial subdivision by Missoula County so, aside from improving the walking path behind the subdivision along the mountain we would need to discuss with an attorney and or architect

- to see what would be allowed. The board members discussed that this might not be the year to pursue that option due to budget constraints with temporarily decreasing the HOA dues and paying for the reserve study. It was agreed upon that it would be good to put it out to community members to see if anyone is interested in forming a committee to research the options moving forward.
- F. The issue of owners not picking up after their dogs was addressed. The community members should be mindful and respectful of their neighbors and make sure to pick up their dog droppings. Complaints can be filed with Adea Property Management for those not cleaning up after their pets. Everyone was reminded that Missoula County does have a leash law where dogs should be on a leash or under voice command.
  - G. The Architectural Control Committee (ACC) is set up to review requests but currently has only one active committee member, Matt Gooley. We would like to encourage anyone interested in joining the committee to be sure and contact a board member to get appointed. We would like to have 2 additional members to this committee along with an active board member. Board members can be contacted by email, or by emailing the [hoaboard@adea.com](mailto:hoaboard@adea.com)
- V. Meeting Adjourned with the next meeting set for Thursday, June 24 at 7 pm at the Lolo Community Center/Zoom hybrid meeting.