

**Lolo Creek Trails HOA**  
**Annual HOA Meeting Agenda**

Date/Time: Thurs Jan 26, 2023 at 7:00 pm

Location: Lolo Community Center

- I. Determination of Quorum
  - a. Jan 19 = 1<sup>st</sup> attempt, need majority (47 of 92 minimum) No Quorum Met
  - b. Jan 26 = 2<sup>nd</sup> attempt, need 30% (28 of 92 minimum) No Quorum Met only 24 households represented.
  
- II. Call to Order / Roll Call noted by Secretary Teresa Manlove
  
- III. Review of current Board Members as of Jan 1 2023
  - Trevor Thompson and Dennis Doran's terms on the board are over 2 years remaining – Jennifer Closson & Kasey McNulty
  - 1 year remaining – Paul Anderson, Mollie Ducey, Teresa Manlove
  
- III. Election of Two New Board Members
  - Alan Worrest and Roger Macleans were nominated and confirmed as a board members for the next 3 year - The president position is open, and the board discussed electing both a President and Vice President to make transition period smoother. Paul Anderson was voted in as President for a 1 year term, and Alan Worrest was voted in as Vice President.
  
- IV. PUBLIC COMMENT PERIOD – open invitation for comment from any LCT member.
  - Jennifer Watson- appreciates what is going on with the common area and mowing 2 times a year in the Spring & Fall.
  - Deb Scott – commented also on the mowing and the weed spraying
  - Trevor Thompson – commented that it was the recommendation of the fire marshal to mow it twice a year to help with the fire mitigation.
  - Jennifer Closson – commented that there have been complaints posted on the Lolo Creek HOA facebook pages about owners not picking up after their dogs. There are poop bags stations located at 2 of the open areas which seem to help but owners have to use them to be effective. Please clean up after your pets.
  - Deb Scott commented that spraying the weeds prior to mowing would be preferred. Last year it was reversed as our prior contractor was not available so the HOA had to find a different company, so it was backed up.
  
- V. Old Business – none.

VII. NEW BUSINESS

A. Review of 2022 Budget / Expenses / Reserve Fund

Motion was made to contact Adea and have them remove the dues on the website and the board will meet when the treasurer is back to review the 2023 budget numbers and set the dues for 2023. The budget numbers are attached to the notes.

**B. Review LCT Docs – now all on Dropbox**

VIII. Next Board Meeting – April 5<sup>th</sup> depending on the facility, August & November meeting we need to coordinate, back up date the 12<sup>th</sup>.

IX. Meeting Adjourned.

**Lolo Creek Trails HOA  
2022 Expenses**

Adopted 2022 Budget - Expenses	Actual 2022 Expense	
Reserve Study	\$0	\$0
Insurance	\$2,218	\$2,315
Common Area Mowing	\$3,800	\$4,131
Tree Maintenance - misc if needed	\$300	\$148
Irrigation System Maintenance / tree removal from storms	\$160	\$490
Weed Control	\$2,000	\$3,943
Snow Removal	\$1,550	\$2,995
Legal Fees (non-payment of dues, etc.)	\$0	\$0
Website Maintenance	\$150	\$708
Office Supply	\$810	\$578
Business Corp Lic	\$20	\$20
Meeting Expense - Lolo Community Center	\$0	\$0
Misc Meeting Expense - signs	\$150	\$144
Accounting Fees	\$100	\$155
Income Taxes	\$50	\$0
ADEA	\$3,552	\$3,312
ADEA - appfolio software use fee (\$92/mo)	\$1,104	\$0
Reserve Fund Contribution	\$1,840	\$0
Repair broken sewer cover	\$0	\$305
Asphalt repair	\$0	\$600
Tree removal/replacements	\$0	\$507
<b>Totals</b>	<b>\$17,804</b>	<b>\$20,351</b>
Less 2021 weed expense paid in 2022		-\$1,640
<b>Actual 2022 Expenses Paid</b>		<b>\$18,711</b>

**2022 expenses paid that come out of Reserve Fund**

asphalt repair	600
tree replacement	507
Subtotal of Reserve Fund expenses	1107
<b>2022 expenses paid out of 2022 budget</b>	<b>\$17,604</b>

**Lolo Creek Trails HOA  
Trails West Bank and Reserve Fund**

<b>Trails West Bank Checking Account</b>	
<b>END OF FY 2021</b>	
Balance Jan 1 2022	\$50,682
Reserve Fund Balance	\$30,329
Remaining Operating Cash	\$20,353
<b>END OF FY 2022</b>	
Balance Jan 1 2023	\$50,229
Reserve Fund Balance	\$31,062
Remaining Operating Cash	\$19,167

<b>RESERVE FUND</b>	
<b>Jan 1 2022 balance</b>	<b>\$30,329</b>
2022 reserve fund expenses	-\$1,107
2022 reserve fund contribution	\$1,840
<b>Jan 1 2023 RESERVE FUND BALANCE</b>	<b>\$31,062</b>