

Lolo Creek Trails HOA Meeting Minutes

April 5, 2021
Lolo Community Center

- I. **Call to Order** : Called to order/Roll Call noted by Secretary
- II. **Board Members Present:** Paul Anderson, Kasey McNulty, Alan Worrest, Jennifer Closson, Molly Ducey, Roger Maclean and Teresa Manlove
- III. **PUBLIC COMMENT PERIOD** – open invitation for comment from any LCT member.

Larry Sheridan lot 48 made a recommendation that the board posts the agenda on the website or facebook page prior to the meeting.

Ken Funke lot 73 asked how the board is currently enforcing the CCR infractions, as he is concerned about being singled out. As a community we need to decide how complaints are handled. He would like to accuser to not be anonymous so that you can address your accuser. Asked if the county has any plans on filling in potholes? Paul stated he wasn't sure but street sweeping for Lolo is May 5th through the 13th, not sure when they will be in our neighborhood.

Kristy Von Lanken Lot 71 commented that she received a letter regarding planting of her fruit trees and parking on the street, and also feels that the complaints seem to be not handled with equality. There are infractions in basically every house that are not being addressed, such as bar-b-que, birdfeeders, signs etc. and asked that it be consistent.

Several of the Board Members clarified that the board does not police infractions. ADEA receives complaints from individual Homeowners of LCT and then the homeowner is sent a warning letter. It was discussed that it may be good to have more accountability by the person filing the complaint to insure that they are valid. The Board is also looking into starting a committee to review the CCR's and revise them if we are able to get a consensus of 80% from the membership.

- IV. **Informational Items**
 - A. **Treasure's Report / Adopted 2023 Budget and Annual HOA Fee**
See Treasurers report. The dues were set at \$220 per year.
 - B. **New Board Members – Alan Worrest and Roger Maclean**
 - 1. Paul Anderson elected as President
 - 2. Alan Worrest elected as Vice-president
 - 3. Will need **three new** Board Members elected in January 2024.

C. Maintenance of Common Areas

The board has contracts for Weed Spraying, Mowing, and Irrigation services. We are hoping to get the weed spraying completed earlier this year. The request was made to have pruning done around the Lolo Creek Trails sign to make it look better when they come to mow in June. There will be an assessment to determine if a second mowing is warranted in the fall.

D. The County will be fixing the curb damage on the SE corner of Cassidy Trail and Stella Blue Drive, due to a snowplow mishap. The County was out measuring today.

E. Pet bag stations have been installed in 2 places near the common areas and people seem to be using them. are using them and we have gone through 3 bags so they are being utilized. Please pick up after your pets.

IV. OLD BUSINESS

Tree replacement - two trees near entrance sign were put off until this spring Ecotech will be installing them.

V. NEW BUSINESS

A. Reserve Study Maintenance Schedule

1. 2022 recommended:

Tree replacement (on going), Bike path asphalt maintenance (crack repair - completed), with projected 'fog seal' slated for 2024.

2. 2023 recommended concrete SIDEWALK repair (every 3 years) Move to get estimates to repair the sidewalks this year, which would be paid for out of the reserve funds.

B. Proposal to form a committee for a CCR Review – Jenifer Closson (chair) The committee can propose changes but it has to have an 80% approval from the membership.

VI. Next Meeting – Wednesday / August 9, 2023 at 7:00 pm - Lolo Community Center

VII. Meeting Adjourned to Executive Session

VIII. Executive Session