

Lolo Creek Trails 2025 HOA Annual Meeting Notes

Wednesday, January 8/15/2025

1/8/25

The meeting was called to order at 7:00 PM. It was determined that we did not have a quorum, and the meeting adjourned at 7:05 PM.

1/15/25

The meeting began at 7:30 PM when it was determined that we had reached a quorum. We began with public comment; Paul Anderson mentioned a tree that was damaged during the windstorm. Alan Worrest noted the comment and said we would be discussing trees later in the meeting.

Mollie Ducey, Treasurer, then provided an overview of the budget as of 12/31/2024. At the end of 2024, we have income of \$22,544.00 and ADEA holds a cash amount of \$8971.00. We received a total of \$2304.00 in fines paid with a total of \$6,800.00 outstanding. A 2025 budget will be developed by the board and based on current revenue, annual lot fees will probably remain the same.

We discussed maintenance of common areas and the dirt path that was damaged by bikes will be looked at. We looked at Old Business and it was reported that the trees downed by wind have been removed. We also discussed our satisfaction with Starwalker Farms and snow removal. The general consent is that they are doing a good job. We also discussed the replacement of trees in the boulevard due to wind, and we need to determine what we can replace with that would handle high winds better. Medium choke cherry was one possibility. We will work with Caras.

We moved to New Business, and we will need to look at contingency landscaping for tree damage in the common areas. We will look for a vendor to work with. We also need to do a bike path fog seal. We also discussed Treasure Valley Tree Service and the need for tree trimming in the boulevard. Owners will have the option for them to do it or to do it themselves.

We then moved the discussion to the need to nominate and elect two new board members to fill seats that are now open. Tamra Winchell and Jennifer DeSpain were both nominated and elected to serve three years terms on the board. Mary Thompson also agreed to serve a term on the ACC Committee. Congratulations and thanks to all! The next HOA meeting will be Thursday, May 15, 2024, at 7:00 PM at the Lolo Community Center.

The meeting adjourned at 8:10 PM

Attendance Sheet 1/15/2025

Board Members

Alan Warrest	Y
Mollie Ducie	Y
Kasey McNulty	Y
Debbie Quien	Y
Roger Maclean	Y
Jennifer Closson	N

Community Members

Jennifer DeSpain
Larry Koll
Tamra Mitchell
Teresa Manlove
Mary & Trevor Thompson
Paul Anderson