

# Lolo Creek Trails HOA

## Meeting Minutes

February 2, 2022

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, Teresa Manlove, Dennis Doran and Kasey McNulty
- III. **Public Comment:** A concern was brought up about what to do about all the dog feces that are in our neighborhood from dogs that the owners are not picking up. If homeowners see individuals not picking up after their pets they should contact the county sheriff. One of the suggestions was to provide a dog station (mutt mit) with bags available to help remind owners to pick up after their dogs. There was a motion and a second to purchase the mutt mit and have them installed in both common areas to see if that helps.
- IV. **New Business:**
  - a. Election of Officers: The following officers were voted in unanimously
    - i. President: Trevor Thompson
    - ii. Secretary: Teresa Manlove
    - iii. Treasurer: Molly Ducey
  - b. Appointments to ACC: Currently only Tom Tinsley is on the ACC committee. Samantha Arcand volunteered at the last meeting and we voted her in. A board member is supposed to be on this committee, so Mollie Ducey was voted in.
  - c. Appointments to CCR Review Committee: Currently Trevor Thompson, and Paul Anderson were on the CCR Review Committee and Dennis Doran volunteered to be on the committee and was voted in.
  - d. LCT Website and Corinne Earl: Corinne has been contracted to update our website. She would like to formalize her relationship with the HOA and sign a contract, her service at \$150 per year which seemed really reasonable. There was a motion and it was voted on to contract her services for the next year.
  - e. Review of old LCT HOA laptop & storage of Data: There is a laptop with past HOA data, but the laptop is too old to be usable it was discussed to wipe it and take it to be recycled. We discussed purchasing cloud storage with a minimal cost that would store all the HOA information for future boards. Double checking with ADEA to see if they have a secure storage for past info.

- f. Review of 2021 Budget/LCT Funds: We had 100% collection of dues in 2021, and had lower dues to help our homeowners . We used some of the surplus cash to make up for the lower dues. Our expenses came out lower than budgeted, the 2 main expenses that came in lower were Common Area Mowing, and snow removal.
  - g. Adopt 2022 Budget: Without supplementing the HOA dues the dues for 2022 will be increasing to \$200 per year to meet the budgeted expenses. The board adopted the new budget and it will be posted on the ADEA portal and the HOA website. After adopting the budget it was voted on and accepted .
  - h. Tentative dates were agreed upon for our Regular Quarterly Board Meetings. These dates will be confirmed once we know for sure that the Lolo Community Center is available. The tentative dates are Wednesday June 22<sup>nd</sup> and Wednesday September 28<sup>th</sup> at 7:00 pm.
- V.** Meeting was Adjourned