

Trapper Creek Glen Homeowners Association, Inc.

c/o Nancy Schommer
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Minutes of the 2008 Annual Meeting

The 2008 annual meeting of the Trapper Creek Glen Homeowners Association, Inc. was held February 23, 2008 at Sheep Creek Lodge, mile 88.2 Parks Highway. Introductions were made and attendance documented. Thirty-one people were in attendance. Twenty-five HOA memberships (lots) were represented one of which was by Proxy. A quorum was verified present. Additionally represented were seven soon-to-be memberships of new owners in the process of buying lots from the State.

The meeting was called to order by President Joe Gulley. Copies of the minutes from the last Annual Meeting were presented and a motion was made and seconded to dispense with reading the minutes and approve the minutes as presented.

The treasurer's report is as follows:

Balance as of January 1, 2007		5,785.67
Total income		33,864.96
Expenses -		
Trail expenses - materials	12,801.51	
Equipment	39.99	
Postage	139.79	
Office supplies/copies	161.95	
Auditing	200.00	
Taxes	15.31	
Total expenses		(13,358.55)
Balance as of December 31, 2007		26,292.08
Income Jan. 1 to date -		3,628.48
Expenses to date		(452.63)
Current balance		29,467.93

OLD BUSINESS

Delinquent dues - Last year it was reported that a lot was sold on which back dues were owed. The new owner had gone through a title company and had title insurance. As a result the title company was responsible for the payment of the delinquent dues. Letters were sent to the remaining delinquent owners trying to collect dues owed. \$6,200 in delinquent dues were collected. Only ten accounts remain in significant delinquency. At last years meeting it was discussed to turn delinquent accounts over to a collection agency. After researching the matter, it was decided that it was not in the HOA's best interest to pursue this. (The amount charged by the collection agency is 40 to 50 percent of the amount collected). As the association automatically has a lien against property with delinquent dues (in accordance with State statute), it was decided to let the accounts accumulate with interest and collect the dues owed when the property is sold or for the HOA to foreclose on the property if needed.

Interest on Dues - HOA By-Laws state "Any membership fees, dues, usage fees or assessments shall bear interest at the rate of ten percent (10%) for any period of delinquency." In the past, leniency had been granted by allowing a 5-year grace period before interest was applied. As a result of an issue raised while attempting to collect dues this summer, the HOA will revert to applying interest strictly in accordance with the Bylaws. Grace periods will no longer be allowed or applied.

Collection/Late Fee - As the collection of delinquent dues greatly increases the work of the HOA secretary/treasurer, a motion was made to amend the By-Laws to assess a \$25 collection/penalty fee for dues that are not paid in full by December 31 in the year in which they are assessed. The motion further proposed, the \$25 collection/penalty fee would be provided to the HOA secretary/treasurer. And, that an unreturned ballot would be counted as a "yes" vote. The motion was seconded and approved. Since assessments levied by the HOA must have the assent of a majority of the owners of lots in the Subdivision, a ballot will be included with this year's mailing of the minutes.

Audit Report - An audit was conducted of the HOA books. All was in order.

2007 Trail Work - The trail work for the 120 trail is complete and the associated grant is closed/complete.

NEW BUSINESS

2008 Trail Work – A grant application was submitted for work on the Hugo Loop trail (east side of Lake September/Trapper Creek north of the Ridge Trail). Ralph reported feedback is not favorable for getting the grant because the trails in question do not primarily serve public access but rather Subdivision access. To address 2008 trail work, a trail committee was appointed to represent the following areas:

- Mile 118 Access Trail from Parking Lot to Ridge Trail – Jack Schommer
- Ridge Trail to Bridge – Ralph Lee
- Bridge and beyond – Joe Gully
- Mid part of Hugo Loop – Curt Buettner
- North part of Hugo Loop – Ben Dreier
- Mile 120 Access Trail – Lee Stillwell

Proposals will be submitted to the Board for prioritization and budget approval.

Section Line Vacations - The State has vacated all section line easements in the Subdivision where the section line crossed any lot. Public access is not authorized where section line easements have been vacated. A copy of the Section Line Easement Vacation Plat was presented. Looking at the Plat, section line easements were vacated for the following lots: B06L07, B12L01, B14L03, B16L01, B16L03, B16L04, B16L05, B16L06, B16L07, B16L08, B16L09, B17L01, B25L08, B28L05, B29L07, B29L08, B31L01, B31L02, B31L03, B31L04, B32L02, B35L01, B35L02

Lot Sales - the State has sold at least 72 lots in the past year. This will increase need for trail and parking lot improvements. A motion was made, seconded, and approved to send a letter from the HOA to the Borough regarding the need to enlarge both MP 118 and MP 120 parking lots.

Firewood in Logging Area - The downed trees/logs in the recently logged areas adjacent to the Subdivision is being offered by the Borough as firewood for personal use (not for resale). Only wood material on the ground may be collected. The wood is free, but a permit is required from the Borough. Contact the HOA secretary/treasurer for a permit form. There is no cost for the permit.

MSB Forest Management Plan - The Borough recently sent a mailing to all property owners requesting comments on their proposed Forest Management Plan. One of the units - Susitna River Corridor - includes the area east of our subdivision. Members are encouraged to review this plan and send in their personal comments. Copies of the document can be viewed on line at: <http://www.matsugov.us/LandManagement/AssetManagementPlans.cfm>. In addition, a motion was made, seconded, and approved for the HOA to send a comment/letter to the Borough requesting our access trails (legally surveyed easements) be given the same consideration and protection as platted roadways and trails officially on the MSB Recreation Trail Plan.

South Denali Airport Plan - It was reported that there has been a lot of public opposition to the proposal for an airport at MP 121 or MP 131. We will keep you informed of any further developments on the plan.

Firewise Booklet - the State has a good booklet called "Firewise" which contains good tips on actions property owners can take to help protect their property in case of wildfire. A few copies were made available at the meeting. Additional copies should be available from the State.

Registered Agent - As an incorporated organization, we are required to have a Registered Agent. Mark Major graciously served as our registered agent for numerous years and now advises he offers his resignation due to upcoming retirement and relocation outside of Alaska. Jean Hartman was elected as the new Registered Agent.

Board of Directors - New members were elected as follows:

President - Joe Gully (incumbent)

Vice President - Ralph Lee (incumbent)

Secretary/Treasurer - Nancy Schommer (Jean's longstanding service is most appreciated)

Representative - Jean Hartman (a bit of relief from the long, hard hours as sec/treas)

Representative - Jim Hazlett (incumbent)

Your board is here to serve the membership by conducting general management of affairs throughout the year. Don't hesitate to contact any board member with Association business, concerns, or ideas.

Meeting was adjourned.

REMINDER: If you haven't already done so, please submit your 2008 dues payment (\$50 per lot). Make checks payable to Trapper Creek Glen Homeowners Association and mail to:

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