

Trapper Creek Glen Homeowners Association, Inc.

c/o Nancy Schommer
PO Box 672554
Chugiak, Alaska, 99567
nschommer@tcghoa.org
907-688-9446

Minutes of the 2009 Annual Meeting

The 2009 annual meeting of the Trapper Creek Glen Homeowners Association, Inc. was held March 14, 2009 at 10:00 AM at the Windbreak Café, 2001 E. Parks Highway, Wasilla, Alaska. Introductions were made and attendance documented. Forty-one memberships were represented (39 in person and 2 by Proxy). A quorum was verified present.

Proof of Notice of the meeting was confirmed and the meeting was called to order by Vice President Ralph Lee.

The 2008 year-end Secretary's Report, reporting general business, ownership status, and dues status, was presented. The 2008 year-end Treasurer's Report, reporting 2008 income and expenditures, the 2009 estimated operating budget, and the 2009 spend plan, was presented. See www.tcghoa.org for copies of the reports.

Registered Agent's Report: The HOA's Registered Agent with the State of Alaska had previously been changed from Mark Major (due to his upcoming move out of state) to Jean Hartman. However, Mark mentioned that he was still receiving correspondence addressed to the registered agent. Jean confirmed that the Registered Agent address had been changed and requested that Mark forward anything that he might receive.

A Trail Work Report was presented that gave an update on the 2008 work completed and described the 2009 trail work planned. A \$15,000 2009 trail work budget has been approved by the Board. See www.tcghoa.org for a copy of the report. Jack Schommer gave a general description of the Moon Lake project planned for late summer 2009. Ralph Lee distributed a map of the 120 trail where lumber would need to be positioned and staged for summer work. A general plea for trail work volunteers was made. Trail work dates will be posted on the website and emailed to members. An announcement was made that Penn Jersey, a local well drilling company, is available to drill wells and pilings as needed (winter only).

New Business:

The proposal to amend our Bylaws to stagger Board positions was withdrawn and not presented at the Annual Meeting. Instead, a committee was organized to review the entire Bylaws document for content and administrative updates. Tasha Huhta volunteered to assist the board in review of the Bylaws. This review will result in a proposal to update the Bylaws which would be presented at the 2010 Annual Meeting for decision.

Jean Hartman stated that the State of Alaska would sell land, within one of the "common areas" to the Association for developing a cemetery for a flat rate of \$3500. Ten acres is a common size allowed. The Association would have to have tax-exempt 501c status. The membership discussed the subject of a cemetery. Although there was no Motion to pursue the acquisition of land for a cemetery, there was a Motion to pursue obtaining tax exempt status for the Corporation. The Motion was unanimously passed. Jean Hartman will file for tax exempt status for the Corporation. Members are encouraged to give feedback to board members on whether they favor developing a cemetery in the subdivision.

The need to develop new trail access was discussed. There are numerous subdivision roads/trails that are platted, but not yet developed. Several members that were present indicated an interest in helping find, mark, and clear these roads/trails. A tentative plan was made to find and mark trails the weekend of the Memorial Day holiday.

Nancy Schommer presented an idea to develop an HOA Membership directory. The directory would contain lot ownership and contact information. The directory would be made available to HOA members annually with the Notice of Annual Meeting beginning in 2010. This would give members the ability to contact each other to coordinate trail work, discuss lot and access issues, discuss buy/sell opportunities, etc. Contact information would not be posted on the HOA website or shared with non-members. The idea was well received by the members present and will be pursued. If you do NOT want your contact information included in the directory, please let Nancy Schommer know (see contact info contained in the above letterhead).

Nancy also presented an idea to post dues status on the HOA website. Since it is not a common practice to mail receipts when dues are received, this would be an easy and economical way to give members feedback that their dues have been received and properly posted to their account. A simple method to identify Lot, Owner, and dues status (paid, due, or delinquent) would be used. The idea was well received by the members present and will be pursued.

Nancy announced that she is developing a Buy/Sell page for the HOA website. Use is intended for members only and to post subdivision related for sale or wanted items; i.e., lots for sale, building material wanted, etc. Please email Nancy (nschommer@tcghoa.org) with:

Description of item: (20 words or less)

Price:

Name:

Email contact:

Phone contact:

Attachment: (detailed description, pictures, flyer, etc)

As you can see from the above discussion, the newly developed HOA website (www.tcghoa.org) is being used extensively to provide information to the members. The website contains lots of information to include:

- meeting minutes
- trail work announcements
- subdivision maps
- access information
- Board members and contact info
- and lots more

Also, we are using email as an economical and quick way to communicate general information to members throughout the year. We encourage you to provide us with your email address. If you include it on your dues coupon, be sure to print legibly. Or better yet, just email it to Nancy (nschommer@tcghoa.org). And don't forget to put Nancy's email address in your address book so that messages are received and don't go to your "SPAM" or blocked folders.

Election of Board of Directors:

The Board of Directors elected to separate the Secretary and Treasurer positions this year. These positions were previously combined as allowed by Article IV, Section 2 of the Association Bylaws. However, due to the increased workload as a result of additional membership as well as the benefits of having the collection of monies (Secretary duties) separated from the disbursement of monies (Treasurer duties), the Board decided to separate the positions. This change is already allowed under the Association Bylaws and no revisions or updates to the Bylaws are needed.

A single, confirmed nomination was received for each of the director positions. A motion was made, seconded, and unanimously passed to elect these nominees. The 2009 Board of Directors was elected as follows:

President – Ralph Lee

Vice President – Jim Hazlett

Secretary – Nancy Schommer

Treasurer – Jean Hartman

Representative – John Giacalone

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 your dues are not yet paid in full, also attached is a dues reminder/statement.