

Trapper Creek Glen Homeowners Association, Inc.

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Minutes of the 2010 Annual Meeting

The 2010 annual meeting of the Trapper Creek Glen Alaska Homeowners Association, Inc. was held March 13, 2010 at the MatSu Family Restaurant, 401 E. Parks Highway, Wasilla, Alaska.

The meeting was called to order. Introductions were made and attendance documented. Thirty-one memberships were represented (25 in person and 5 by Proxy). A quorum was verified present.

Proof of Notice of the meeting was presented and confirmed. The previously approved 2009 Annual Meeting minutes were presented. A motion passed to dispense with reading of the minutes aloud.

The 2009 year-end Secretary's Report, reporting general business, ownership status, and dues status, was presented. See www.tcghoa.org for copies of the reports. An HOA Directory has been created. Because the directory contains phone numbers and email addresses, it will not be posted on the HOA website. However, it will be emailed to everyone who has provided an email address.

The 2009 year-end Treasurer's Report, reporting 2009 income and expenditures, the 2010 estimated operating budget, and the 2010 spend plan was presented. See www.tcghoa.org for copies of the reports.

The Registered Agent, Jean Hartman had nothing to report.

A Trail Work Report was presented that gave an update on the 2009 work completed and described the 2010 trail work planned. A \$20,000 2010 trail work budget has been approved by the Board. See www.tcghoa.org for a copy of the report. Trail work dates will be posted on the website and emailed to members. Contact information for the person who provided the pile driving service for the Moon Lake project was made available to the members interested in cabin piles: Jason Bresser, bresser3@yahoo.com, 632-4302.

Unfinished Business:

The membership was provided an update to the Cemetery idea that was discussed at the 2009 Annual Meeting. Very little support has been shown for the idea. The general thought at this time is that most members are more interested in just obtaining access to their lots and therefore, funding trail improvements is more important. Therefore, the Board has decided to defer any action at this time. As a result, there is no benefit to pursuing 501c tax exempt status.

The committee that was organized at the 2009 Annual Meeting completed their review of the HOA Bylaws. The membership was notified of the proposed changes which were posted in the HOA website. Changes primarily consisted of corrections and administrative updates. These changes were discussed at the 2010 Annual Meeting and a motion unanimously passed to adopt the changes. See www.tcghoa.org for a copy of the new Bylaws.

New Business:

The idea of obtaining an encroachment permit from the Mat Su Borough to place secure storage (e.g., conex box) next to the trail was discussed in detail. Secure storage would allow the HOA to store HOA owned equipment (tractor, drags, gravel trailers) as well as offer storage to members. This would reduce the amount of trailers in the parking lot as well as unsecured equipment along the trail near the trailheads (which increases the threat of theft). However, concern was voiced as to the administration and management of the storage space; i.e., how many conexes would be allowed, how would space be allocated to members, etc. A motion was passed to pursue an encroachment permit from the Borough. However, use would be restricted to official HOA use only (not individual membership use), at this time. However, we are soliciting feedback as to how many members would be interested in using storing space and if you would be willing to serve on a committee to develop the process and procedures for managing the storage space. Contact nschommer@tcghoa.org to respond.

General reminders were offered:

-please don't spin snow machine tracks on the groomed trails. This creates ruts and dips that can cause trailers to tip...and a very uncomfortable ride. It is very easy, and most times unintentional, to spin the tracks of high performance machines every time you start or accelerate. Please be aware and take precaution when starting or accelerating. Also, the trail groomers are available for anyone to use. You are encouraged to groom the trail after heavy usage such as hauling materials.

-the Borough was accepting comments to the draft Forrest Management Plan. Comment deadline was March 15. A motion was passed to send an HOA letter requesting that timber cutting in the area near the subdivision be restricted to selective cutting rather than commercial use.

-the Borough will be accepting "junk" vehicles for disposal. This includes snow machines and 4-wheelers. For more information, see <http://www.matsugov.us/publicworks/junk-vehicle-removal-program>.

-members who would like to see the parking lots enlarged are encouraged to contact Mike Lachelt, Road Maintenance Superintendent, Mat-Su Borough, 350 Dahlia Ave, Palmer AK 99645.

-if you are planning trail work and need volunteers, let Nancy know (nschommer@tcghoa.org) a couple of weeks in advance and she will send out an email to the membership.

-it was mentioned that several cabins in the subdivision appear to be falling down and in major disrepair. There is concern that there may be hazardous materials (i.e., fuel caches, propane bottles, batteries, etc) that could be compromised and affect streams, lakes, and well water. It was suggested that letters be sent to those members that this pertains to.

-the HOA website (www.tcghoa.org) is still 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
- lots for sale
- 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).

Election of Board of Directors:

A call for Board nominees was made. No new nominees were offered so a motion was made, seconded, and unanimously passed to re-elect the 2009 Board members to serve again as the 2010 Board. Directors are as follows:

President – Ralph Lee
Vice President – Jim Hazlett
Secretary – Nancy Schommer
Treasurer – Jean Hartman
Member at large – 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.