

Minutes of the 2011 Annual Meeting

The 2011 annual meeting of the Trapper Creek Glen Alaska Homeowners Association, Inc. was held March 12, 2011 at the MatSu Family Restaurant, 401 E. Parks Highway, Wasilla, Alaska.

The meeting was called to order at 10:06 am by Ralph Lee. Introductions were made and attendance documented. Thirty-six memberships were represented (27 in person and 9 by Proxy). A quorum was verified present.

Proof of Notice of the meeting was presented and confirmed. The previously approved 2010 Annual Meeting minutes were presented. A motion passed to dispense with reading of the minutes aloud.

The 2010 year-end Secretary's Report, reporting general business, ownership status, and dues status, was presented. See www.tcghoa.org for copies of the reports. As a reminder, 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

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) or Tasha (thuhta@tcghoa.org). The HOA is using the website as cost effective way to distribute information to the membership. An updated, 2011 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 paperwork for small claims is being organized to pursue delinquent dues.

The 2010 year-end Treasurer's Report, reporting 2010 income and expenditures, the 2011 estimated operating budget, and the 2011 spend plan was presented. See www.tcghoa.org for copies of the reports.

The Registered Agent, Jean Hartman was not in attendance to present a report.

A Trail Work Report was presented that gave an update on the 2010 work completed and described the 2011 trail work planned. A \$23,500 2011 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.

Unfinished Business:

The board stated that it will not pursue an encroachment permit to place a secure storage for HOA equipment. See www.tcghoa.org for the minutes of the 2010 Annual Meeting for historical information regarding this discussion.

New Business:

The Trail and Land Use Guidelines were mailed out to everyone with the Annual Meeting notice. In addition to the guidelines, a friendly reminder sign regarding trail etiquette will be posted at the 118 and 120 trailheads.

The Alaska Department of Fish and Game will present a two hour program entitled 'Keeping Bears Out of Cabins' as a result of last summer's numerous bear break-ins in the Talkeetna – Trapper Creek area. A flyer was handed out to interested members.

A workshop on planning, creating and maintaining trails will be offered. Ralph Lee stated he was planning on attending one of the days of the workshop, and encouraged others. The workshop would cost of approx. \$80. A motion was made for the HOA to pay for Ralph to attend, the motion was amended to include payment of up to 2 additional members to attend. . The motion was passed. Members interested in this workshop can get additional information at: http://www.alaska-trails.org/trail_teachers/rondy.shtml. Members interested in attending at HOA expense should contact Ralph Lee at alaskalees@hotmail.com

A member passed on his 'Good Job' sentiments to the Stillwell's for the great job they did on the bridge upgrade for the 120 trail.

A reminder was provided to be aware of break up conditions and avoid trail use during those times.

The mile 120 parking lot is planned to be expanded this summer. This project will be overseen by the Road Service Area.

Board member John Giacalone offered to be a point of contact for reporting any trail misuse or complaints. He also encouraged members to make note of strange vehicles in the parking lots and to introduce yourself/approach people that are using the parking lots. We hope that this will discourage any theft or mischief.

Election of Board of Directors:

A call for Board nominees was made. Nancy Schommer nominated Tasha Huhta to serve as the secretary, with her guided assistance. The nomination was accepted. A motion was made to nominate the remaining 2010 board members to serve in their same positions on the 2011 board. Both motions were unanimously passed to elect the 2011 Board as indicated below.

President – Ralph Lee
Vice President – Jim Hazlett
Secretary – Tasha Huhta
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 at 10:51 am.