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## Minutes of the 2012 Annual Meeting

The 2012 annual meeting of the Trapper Creek Glen Alaska Homeowners Association, Inc. was held March 3, 2012 at Sheep Creek Lodge, Mile 88 Parks Highway, Willow, Alaska.

The meeting was called to order at 11:39 am by Ralph Lee. Introductions were made and attendance documented. Thirty memberships were represented (18 in person and 12 by Proxy). A quorum was verified present.

Proof of Notice of the meeting was presented and confirmed. The previously approved 2011 Annual Meeting minutes were presented. A motion passed to dispense with reading of the minutes aloud.

Secretary's Report: The 2011 year-end Secretary's Report, reporting general business, ownership status, and dues status, was presented. See [www.tcghoa.org](http://www.tcghoa.org) for copies of the reports. As a reminder, the HOA website ([www.tcghoa.org](http://www.tcghoa.org)) is still being used extensively to provide information to the members. The website contains lots of information. Membership directories were not printed this year. If you are interested in a membership directory, please contact Tasha Huhta. Four state lots were sold in 2011 and 1 more is pending. Small Claims actions are being processed and will be filed this year.

Treasurer's Report: The 2011 year-end Treasurer's Report, reporting 2011 income and expenditures, the 2012 estimated operating budget, and the 2012 spend plan was presented. See [www.tcghoa.org](http://www.tcghoa.org) for copies of the reports.

The Registered Agent, Jean Hartman did not have any news to report.

A Trail Work update was presented by Ralph Lee. Ralph stated that all trail work planned for 2011 was completed. This included boardwalk at the main access, boardwalk at Crystal Clear, dirt work on MP 118, dirt work on the low end of Hugo Loop and boardwalk on the upper end of Hugo Loop. A report of trail work approved for 2012 was also given.

The 2012 trail work includes a trail budget of \$9,000.

Material Projects: Boardwalk materials (\$7,000) treated boards and fasteners

- 1) 120 access trail --finish swamp boardwalk, 120/Hugo transition
- 2) Crystal Clear --finish two-track access from Ridge Trail, across Trapper Creek
- 3) West Hugo (175-225 boards)--additional two-track across swamps

Equipment Projects: (\$2,000)

- 1) Stump grinding (\$500)--118 Island, Little Bit Lane, West Hugo (maybe some Ridge Trail--see #3)
- 2) West Hugo/Whispering Woods (\$750)--culverts, backhoe, little tractor relocating trail to right of way and "graveling" Whispering Woods to Scrimshaw
- 3) Ridge Trail ?? (\$400)--dozer, backhoe, gravel hauling to Crystal Clear Lane
- 4) Misc (\$350)--general maintenance/ditching/drainage of existing trails, little tractor fuel/maintenance, repairs to belly dump trailers

Other (no costs)

- 1) Scrimshaw (will be priority project for 2013)--flag routing in right of way and determine materials needed for two-track--It was decided to delay this project until we could afford to do the whole section--if only do part of it, the rest will get tore up and be that much harder to fix.
- 2) Crystal Clear/West Hugo--Assess "hills" to determine how to get a trail built there--what equipment needed

Trail work dates will be posted on the website and emailed to members.

Jack Timm reported that he had contacted a company that does dynamite work. He was quoted a cost of \$2500.00 for a 16 hour work day, including dynamite, to remove some "hills" on the trails. Four Wheelers would need to be provided, and pre-

work is requested, such as clearing trail and pre-drilling hills. Ralph suggested clearing trail this summer and propose blasting the following summer. Jack stated he would clear trail this summer and, if ready, will propose blasting for 2013 trail work.

Unfinished Business: Ralph reported that the borough is scheduled to expand the MP 120 parking lot in July. They plan to expand south and east. If you have a vehicle parked in MP 120, please move it to a location that will not be in the way of the expansion.

New Business:

Trail abuse by paddle tracks – Abuse of the main trail has been a nuisance for a few years. The mail trail is a public use trail, Jean proposed a ban on paddle tracks on the main trail if trail abuse continues. PLEASE do not tear up the trail. Jean pointed out that trail is groomed solely by volunteers. There are two drags that can be used by members to maintain the trail. There used to be a trail drag for the 120 trail (John G will check with Pappy)--if not, the Association will try to get one by next winter. Jack Timm asked if a drag could be left by the connex or where the main trail Y's. All were in agreement of leaving one drag at either of the locations stated. One will be moved this weekend. This will allow more members, who do not live at the lake, to help maintain the trail.

Dues deadline- Jean provided information that members are paying dues later than in previous years (25% waited until December to pay dues). This creates problems in planning for trail work, and creates excess work for the secretary. Jean proposed creating a due date for annual dues. Dues reminders are typically sent with the annual meeting notice in early February. A discussion was held on 30 and 60 day limits for paying dues. Jean made a motion that starting in 2013 dues notices will include a 60 day deadline. Dues will be considered delinquent after 60 days from the date of the notice and an interest of 10% will be applied. Late fees will be applied at the end of the year. The motion was seconded and approved. This will create an annual dues deadline of approx. April 1. End of year reminders will no longer be sent after Jan. 2013.

Election of Board of Directors:

A call for Board nominees was made. A motion was made by John Quinley nominated himself for the Member at large position. A motion was made to nominate the remaining 2011 board members to serve in their same positions on the 2012 board. Both motions were unanimously passed to elect the 2012 Board as indicated below.

President – Ralph Lee  
Vice President – Jim Hazlett  
Secretary – Tasha Huhta  
Treasurer – Jean Hartman  
Member at large – John Quinley

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 12:34 pm.