

Trapper Creek Glen Homeowners Association, Inc.

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Minutes of the 2013 Annual Meeting

The 2013 annual meeting of the Trapper Creek Glen Alaska Homeowners Association, Inc. was held March 24, 2013 at Houston Lodge, Houston, Alaska.

The meeting was called to order at 2:05 pm by Ralph Lee. Introductions were made and attendance documented. Forty Three memberships were represented (17 in person and 26 by Proxy). A quorum was verified present.

Proof of Notice of the meeting was presented and confirmed. The previously approved 2012 Annual Meeting minutes were presented. A motion passed to dispense with reading of the minutes aloud.

Secretary's Report: The 2012 year-end Secretary's Report, reporting general business, ownership status, and dues status, was presented. See attachment for copy of the report. As a reminder, the HOA website (www.tcghoa.org) is used extensively to provide information to the members. The website contains lots of information. Membership directories were printed this year. If you are interested in a membership directory, please contact Tasha Huhta. A new date for dues payment was enacted this year and we are receiving a good response of people paying dues. Two lots have reverted back to State ownership.

Treasurer's Report: The 2012 year-end Treasurer's Report, reporting 2012 income and expenditures, the 2013 estimated operating budget, and the 2013 spend plan was presented. See attachment for copies of the reports. Motion was made to accept treasurer's report, and was seconded. All in favor. Treasurer's report accepted.

The Registered Agent, Jean Hartman did not have any news to report. The registered agent is contacted by reality agencies on occasion to check on status of dues.

A Trail Work update was presented by Ralph Lee. John Giacalone reported that the 120 is being worked on as an ongoing project. The 118 trail has been extended with lumber available. Stan did some work on Whispering Woods to haul gravel and place some boardwalk. Jack Timm also did work on Crystal Clear. Bob Troutman has also been working on an ongoing project.

This year \$10000 was approved for boardwalk material. See the minutes of the 2013 Board meeting for detailed info on trail work.

Volunteers are always needed to help with trail work.

No unfinished business.

New Business: Jack Timm - Discussed blasting near his land, he has received a quote for \$4000 just to have the site looked at. He is proposing to have the HOA and trail workers continue to chip at it and not expend the money yet. Ralph mentioned that we could use some existing HOA tractor equipment for now, and that the HOA is looking at getting more equipment in the future.

Ralph mentioned that there has been crowding in the parking lots because people are not parking correctly. Ralph purposed to send out a parking diagram to show the proper parking.

Jean brought up the Mat-Su 5 year timber harvest plan was mailed out recently. Ralph has a map that he brought showing the timber areas near the subdivision. Ralph said there is nothing that is adjacent to HOA lots. Ralph presented maps to Jean for her to verify.

Election of Board of Directors:

A call for Board nominees was made. Motions were made to nominate Jim Hazlet as President and John Giacalone as vice President. A motion was made to nominate the remaining 2012 board members to serve in their same positions on the 2013 board. Both motions were unanimously passed to elect the 2013 Board as indicated below.

Jim Hazlet - President
John Giacalone - VP
Jean - Treasurer
Tasha - Secretary
John Quinley - Member at large

A motion to accept the new board. All in favor. The new board is appointed.

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.

Ralph presented certificates of appreciation to homeowners that have been of great influence to the building and maintenance of the trails in the HOA. Certificates were given to Charlie Martin, Harold "Flash" Gordon, Doug & Jean Hartman, Jack & Nancy Schommer, Rick & Sharon Girouard, Stafford & Francie Glashon, John Giacalone, Stan Lasater, Gary Fawcett, Tina Torrey, and Lee "Pappy" Stilwell.

Meeting was adjourned at 2:35 pm.

A meeting of the new board was held shortly after the annual meeting. All board members present.

Call to order at 2:50p

Jean will prepare paperwork to designate signers on the banking account. Jean will mail information out.

Discussed small claims going forward. Myrick small claims was recently sent. John Q. suggested that we begin small claims at four years. At three years we will send out a strong letters of warning citing small claims successes. Seconded, all in favor.

Tasha will begin gathering info on the next claims to pursue next. Tasha will format a strong letter and vet through the board before sending out to delinquent land owners.

John G. pointed out that a line to the webpage stating that TCGHOA is a non-profit that requires annual dues and that land owners automatically become members.

Adjourn at 3:10p.

Secretary's Report for Year End 2012

HOA Website	tcghoa.org
HOA email	thuhta@tcghoa.org

General Business
-Small claims actions have been successful- have recovered \$4197.53 in 2012
-HOA Membership Directory - handout available this year
-Reminder: Using email for communication - not mailing minutes

Ownership Report	
Total Lots	251
Not offered	15
State Owned	4
Total Membership	232 229 in 2009-10, vs 232 in 2008
Forum Requirements	23

Dues Collection Report	
Reminder	Feb 8, 2013 w/mtg notice
Notices	No reminder notices will be sent in December!
Lots collected	211 vs 197 in 2008, 198 in 2009, 192 in 2010, 234 in 2011
Delinquent at end of 2012	24 vs 20/2008, 33/2009, 37/2010, 34 in 2011
total valule of delinquent accounts	7673.90 vs \$12,223.99 in 2009, 13236.26 in 2010, 13364.43 in 2011

Small claims actions have been filed on 5 delinquent lots in 2012. Two resulted in full payment.

Trapper Creek Glen Homeowners Association 2012 Treasurer's Report

Beginning balance as of January 1, 2012		\$12,521.75
Income		
Dues	17,856.53	
Interest	3.93	
Total Income		17,860.46
Expenses		
Lumber, nails, fuel for trail	8,472.89	
Dozer/Stump Grinder Work	1,998.75	
Equipment Repairs & Maintenance	719.29	
Postage/Office Supplies	111.53	
Website	190.80	
Legal Services	90.00	
Miscellaneous	81.38	
Total Expenses		(11,664.64)
Ending Balance as of December 31, 2012		\$18,717.57
Income to date		6,481.56
Expenses		
Lumber	10,850.16	
Legal/Auditing	416.96	
Postage/Office Supplies	216.88	
Miscellaneous	109.94	
Total Expenses to date		(11,593.94)
Balance as of March 24, 2013		\$13,605.19