

**Trapper Creek Glen Homeowners Association
Annual Membership Meeting
March 18, 2018
Sheep Creek Lodge**

Meeting was called to order at 2:10 p.m. by vice president Jason McNamara.

A quorum was present, with 25 members either present or represented by proxies.

A roll call was conducted, with those present introducing themselves.

The Proof of Meeting notice was presented, minutes were noted as being on-line and no questions were asked regarding them. The Secretary's report was presented, as was the Treasurer's report from 2017 as well as a 2018 year-do-date summary.

The 2018 trail work plan was distributed. Most of the discussion which followed related to an invoice for trail work submitted by Rick Moore. The work and materials (beams for a bridge) were purchased and conducted in 2016, prior to any board approval. The invoice had limited information, and was not considered (due to timing) at the January 2018 board meeting.

The work (and beams) was focused on the area around Hugo Loop and Cleveland Red Road. The members present agreed with the association's policy that work should be approved by the board and/or members before being done. The group also recognized that the price for the beams (\$1,710) was a very good price and that the excavator work that was done is a project that is good for the property owners and association.

Jack Timm offered a compromise resolution, to pay for the beams out of the 2018 budget (pending a more complete invoice being submitted for the beams) and for Jason to discuss the excavator time charge (\$110/hour) with Mr. Moore. The excavator time charge will be considered after it is re-submitted to the board. Timm also suggested that a payment schedule over two or three years could be a favorable way to proceed. The vote to pay the \$1,710 for beams to Mr. Moore was approved unanimously, and Jason agreed to discuss the issue with Mr. Moore.

New Business: Emmett Torres asked for assistance in flagging West Hugo Loop north of where the boardwalk stops (at about Lot 10, Block 12). The right of way proceeds north from the boardwalk into the woods and down into a drainage and up the other side. Justin Matley also discussed locating the Hugo Loop right of way farther north than Emmett was asking about. Doug Hartman will assist, probably in late spring.

Justin Matley also asked about the option of an on-line payment system. He will talk to Nancy Schommer about the possibilities.

Jason McNamara announced that during this year's lumber purchase negotiations, he had established a commercial account for the association membership at Spenard Building Supply. There will be a 10-20 percent discount on purchases (not including tools). Members will need to provide the association name, and SBS will call Justin for an approval.

Elections: All board members agreed to run for re-election, and there were no new nominees. The election was unanimous. The 2018 board is Rob Carter, president; Jason McNamara, vice president; Jean Hartman, treasurer; John Quinley, secretary; Mike Shea, member.

Meeting adjourned at 3:05 p.m.