

# **Trapper Creek Glen Homeowners Association, Inc.**

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## **Minutes of the January 16, 2010 Board of Directors Meeting**

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The Trapper Creek Glen Homeowners Association Board of Directors met on January 16, 2010, at the cabin of Nancy Schommer in the Trapper Creek Glen subdivision. In attendance were: Ralph Lee, Nancy Schommer, Jean Hartman, and John Giacalone. Vice President Jim Hazlett was absent.

Evidence of the Notice of meeting was presented. With the attendance of four Board of Directors, a quorum was present.

The meeting was called to order by President Ralph Lee. Minutes from the last meeting of the Board were previously approved. There were no minutes to review at this meeting.

The Secretary's Report containing an ownership update and dues collection status was presented. This report, as updated will be presented at the 2010 Annual Meeting. It was agreed that a refund would be issued to prior-owner Holubik if it was requested. It was also agreed to pursue small claims actions for all delinquent accounts of 2008 and prior.

The Treasurer's Report containing a financial accounting of the 2009 income and expenses as of 12/31/09 was presented. This report will be presented at the 2010 Annual Meeting. Financial and membership records will be dropped off this week for audit.

The idea of purchasing property from the Borough near the trail heads for storage purposes was discussed. It was decided that trail improvements take a higher priority for HOA funds at this time. Instead, the idea of an encroachment permit will be discussed with the membership at the Annual Meeting. If there is interest and members who would be willing to do the surveying work at no cost, an encroachment permit may be pursued.

The idea of pursuing rent-a-cans or outhouses in the parking lot was also discussed and deferred at this time.

It was also decided to defer pursuit of a subdivision cemetery due to lack of interest.

A post-2009 Trail Work Report was presented. This report was discussed along with trail work proposals for 2010. This report as updated to include approved 2010 trail work will be presented at the 2010 Annual Meeting.

A 2010 Operating Budget and Spend Plan was developed and approved to include funding for trail work and funding for collection of delinquent dues. This Operating Budget and Spend Plan will be presented at the 2010 Annual Meeting.

The final proposed revisions to the Bylaws were presented. Nancy asked for one last proofing by all Board Members. The proposed Bylaws will be posted on the website for review by members and presented at the 2010 Annual Meeting for vote. A thank you letter will be presented to Tasha for her help on the Bylaw Revision Committee.

The Board of Directors decided to hold the 2010 Annual Meeting in Wasilla, Alaska, at the MatSu Family restaurant on March 13<sup>th</sup> at 10am. In addition to date, time, and place, the Annual Meeting notice will include an agenda, call for Board of Director nominations, notice of Proxy procedures, notice of the proposed Bylaw amendment, a reminder of dues payable, and a request to provide an email and phone number. The Board of Directors developed and approved the agenda for use at the 2010 Annual Meeting: