

## Minutes of the January 21, 2012 Board of Directors Meeting

The Trapper Creek Glen Homeowners Association Board of Directors met on January 21, 2012, at the Mat-Su Family Restaurant, Wasilla, AK. In attendance were: Ralph Lee - President, Jim Hazlett – Vice President, Tasha Huhta - Secretary, Jean Hartman - Treasurer, and John Giacalone - Officer. All Board members were in attendance constituting a Quorum.

The meeting was called to order at 1:33 p.m. by President Ralph Lee. 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 2012 Annual Meeting.

A discussion was held on the Small Claims action against the top six delinquent accounts. Tasha and John reported that they had met with Green Law Offices for advice on how to continue with the small claims actions. The board will move forward with the filing of these court actions. The Board authorized Tasha and John to continue with the small claims actions. Tasha will take the lead and John Giacalone offered to stand as a backup if needed. A motion was made to draft a new resolution if needed. The motion passed and a Resolution will be drafted a later date if it is needed.

A motion was made by Ralph Lee to use the HOA funds to pay for the boards' lunch, as appreciation for the time and effort the board dedicates throughout the year. The motion was passed.

The Treasurer's Report containing a financial accounting of the 2011 income and expenses as of 12/31/11 was presented. A motion was made by Ralph Lee to accept the report. A 2<sup>nd</sup> was provided by Jim Hazlett. The vote in favor was unanimous. The motion passed. This report will be presented at the 2012 Annual Meeting. Attached is a copy. A plan was made to have 2011 financial records audited again this year.

A Trail Work Report was presented that contained the last four years of trail work expenses. This report was discussed along with trail work proposals for 2012. This report as updated to include approved 2012 trail work, will be presented at the 2012 Annual Meeting. An email will also be sent to all who submitted proposals.

A 2012 Operating Budget and Spend Plan was developed and approved to include funding for trail work. A motion was made by Jim Hazlett to accept the plan. A 2<sup>nd</sup> was provided by Ralph Lee. The vote in favor was unanimous. The motion passed. This Operating Budget and Spend Plan will be presented at the 2012 Annual Meeting. See attached.

The Board of Directors discussed plans for the 2012 Annual Meeting. The date of March 3 at 11:05am was set, at the Sheep Creek Lodge. The Notice, Agenda, call for Board of Director nominations, notice of Proxy procedures, and a reminder of dues payable will be mailed to all members by Feb 1, 2012.

There was no unfinished business to discuss.

The meeting adjourned at 3:29pm.

## Text of E-mail sent by Ralph Lee on 1/27/12

Here's trail work discussed and approved for this coming summer with estimated cost. I'll be soliciting bids for the materials/fasteners in a couple of weeks. Plan is to have a work session Saturday, March 17th to haul the lumber (about 2 weeks after the annual meeting, March 3rd). Only about half as many boards as last year, so it shouldn't take too long.  
Ralph

Trail Budget approved for 2012: \$9,000.

Material Projects: Boardwalk materials (\$7,000) treated boards and fasteners Tentative work party to haul from parking lots Saturday March 17th

Lumber (\$6,500 = approximately 500 -550 boards depending on pricing that we can get) Fasteners (\$500)

- 1) 120 access trail (John G, Dennis, Rick; 225 boards)--finish swamp boardwalk, 120/hugo transition
- 2) Crystal Clear (Emmitt, Rob Z; 100 boards)--finish two-track access from Ridge Trail, across Trapper Creek
- 3) West Hugo (Bob, 175-225 boards)--additional two-track across swamps

Equipment Projects: (\$2,000)

- 1) Stump grinding (Rob C, \$500)--118 Island, Little Bit Lane, West Hugo (maybe some Ridge Trail--see #3)
- 2) West Hugo/Whispering Woods (Charley, Stan; \$750)--culverts, backhoe, little tractor relocating trail to right of way and "graveling" Whispering Woods to Scrimshaw
- 3) Ridge Trail ?? (Jack, John Q; \$400)--dozer, backhoe, gravel hauling to Crystal Clear Lane
- 4) Misc (anyone, \$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