

Trapper Creek Glen Homeowners Association, Inc.

c/o Nancy Schommer
PO Box 672554
Chugiak, Alaska, 99567
907-688-9446

Minutes of the March 22, 2008 Board Meeting

The Trapper Creek Glen Homeowners Association Board met on March 22, 2008, at the cabin of Nancy Schommer. In attendance were: Joe Gulley, Ralph Lee, Nancy Schommer, Jean Hartman, and Jim Hazlett.

Evidence of the Notice of meeting was presented (copy attached). With the attendance of all Board members, a quorum was present.

The meeting was called to order by President Joe Gulley. Minutes from the February 23, 2008, Annual Meeting were presented and approved.

The proposed Assessment Ballot was presented, discussed, and approved (copy attached). Eligible voters were discussed. There are many lots that have sold, but the final paperwork from the State had not yet been processed. It was decided to include all "pending" members in the ballot process even if the final contracts were not yet issued.

The status of action items from the Annual Meeting was presented:

- comments on the Forest Management Plan have been submitted
- letter to the homeowner that caused trail damage was further discussed. NOTE: Post update – correspondence to the homeowner was returned undelivered. A personal visit to the homeowner was made by the Secretary/Treasurer.
- preparation of a letter to the MSB reference enlarging the parking lots, was further discussed. This letter would be sent along with the results of the petition (copy attached) from homeowners to enlarge the parking lots.

Trail proposals that had been previously solicited and received from homeowners were reviewed. A trail work budget was approved for approximately \$15,000 with the majority going towards lumber to be purchased from Home Depot, delivered to the parking lot, and hauled in during the winter. The remainder of the budget was for Deep Creek and other materials.

The Board authorized up to \$500 to be spent on development of an HOA website.

Nancy K Schommer/AAL/FAA
AJR-32, Aeronautical Information Mgmt Group
02/28/2008 04:12 PM

Dear Board Member,

I have sent out a request to the Trail Committee to develop their work plans and provide them to us for review, prioritization, and approval. I recommend we meet on Saturday, March 22 to accomplish this. We need to move fast on this to as to allow enough time for purchase of materials and hauling while there is still snow.

I propose:

- Saturday
- March 22
- 1pm
- my cabin

Let me know if you are unable to make it or prefer another date, time or place.



Attached is what I sent to the Trail Committee: Dear Trail Committee.doc

Nancy K. Schommer

Program Manager, Weather Camera Program Office (PMP)
nancy.k.schommer@faa.gov
907-271-5177 office

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Dear Homeowners Association Member,

During the Annual Meeting held in February, members discussed the Mile 118 and Mile 120 parking lots. These parking lots are located on Matanuska Susitna Borough lands and are incorporated into the Trapper Creek Road Service Area. These parking lots serve the membership as trailheads for accessing subdivision property.

As a result of the recent increase in lot sales by the State and as many of you may have noticed, the parking lots are too small to meet the demands. All 236 subdivision lots have been sold by the state and are individually owned. A much larger amount of lot owners are utilizing the parking lots. Vehicles and trailers are often double parked and get blocked in. The parking lots need to be enlarged.

Options for enlarging the parking lots include:

1. Use of Homeowners Association Funds to survey, dedicate, and construct a larger area
2. The Matanuska Susitna Borough and/or Trapper Creek Road Service enlarging the area

At the Annual Meeting, the membership voted unanimously to aggressively pursue having the parking lots enlarged by the Matanuska Susitna Borough and/or Trapper Creek Road Service. The Borough enjoys a significant tax base as a result of subdivision property with very little return to the taxpayer. Letters will be mailed to the Borough Public Works Department, the Road Service Advisory Board, and our Assembly representative. However, in addition to sending them letters, a much larger statement could be made if the letters were accompanied by petitions from the Homeowners Association membership. The Board is requesting that you complete the below information for each lot that you own and return it to us for inclusion with the letters.

Lets get something for our taxes !

Remove and Return to Homeowners Association

I, the undersigned, petition the Matanuska Susitna Borough to fund and construct an enlargement to the Mile 118 and Mile 120 parking lots of the Parks Highway.

Full Name: _____
Printed First and Last Name

Block: _____ Lot: _____ Trapper Creek Glen Subdivision, Trapper Creek, Alaska

Mailing Address: _____
Street, City, State, Zip

Phone Number: _____

Signature: _____ Date: _____

Please return this petition no later than May 15. Mail to:

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