

# Trapper Creek Glen Homeowners Association, Inc.

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## Minutes of the November 28, 2009 Board of Directors Meeting

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The Trapper Creek Glen Homeowners Association Board of Directors met on November 28, 2009, at the cabin of Ralph Lee in Trapper Creek Glen Subdivision. In attendance were: Ralph Lee, Jim Hazlett, Nancy Schommer, Jean Hartman, and John Giacalone

Evidence of the Notice of meeting was presented. With the attendance of all 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 (2009 Annual Meeting) were previously approved. There were no minutes to review at this meeting.

Treasurer, Jean Hartman, presented the Treasurer's Report:

Jan 1, 2009 Beginning Balance	\$22,630.05
Income	
Dues	10,214.48
Donations	210.00
Interest	11.09
Expenses	
Postage	(174.24)
Office Supplies	(113.64)
Bank Charge	(1.50)
Train expenses	(9,575.30)
Taxes	(13.12)
Nov 25, 2009 Balance	\$23,187.82

The annual requirement to have the HOA financial records reviewed was discussed. It was decided that Jean will arrange to have the records reviewed shortly after the end of the fiscal year (Dec 31). HOA membership and dues records will be reviewed in conjunction.

Jean also updated the Board on the progress of filing for 501c tax-exempt status. Although a motion was passed at the 2009 Annual Meeting to pursue 501c tax-exempt status, the benefits of doing so are not yet well known. The cost to obtain 501c tax-exempt status is \$750. Federal income taxes paid over the past history of the HOA has been about only \$250. If a subdivision cemetery were to be pursued, a 501c tax-exempt status is necessary. If a subdivision cemetery is not pursued, then 501c tax-exempt status may not be worth the cost of filing for it. See further discussion below, about the proposal to pursue a subdivision cemetery.

Secretary, Nancy Schommer, presented the Secretary's report. A total of 61 lots still owe for 2009 assessments. A last reminder will be mailed. Of the 61 lots still owing for 2009, 14 lots are also delinquent status representing about \$9000 in funds owed. A certified letter will be sent to all delinquent members. If payment in full is not received by Dec 31, 2009, legal action will be pursued. Legal options include foreclosure, personal judgment, small claims court, etc.

In addition, Nancy informed the Board of an ownership issue with one of the subdivision lots. Apparently one lot that had been on the membership roles for years and is current on assessments had really reverted back to the State years ago. This lot has since been reoffered by the State in the most recent land offering. The lot now has new ownership. Attempts to contact the previous owner by phone have been unsuccessful. A letter will be mailed in an attempt resolve the issue of assessments paid on prior years.

Nancy also updated the board on progress to create a membership directory and to post dues status on the HOA website. A 2009 membership directory will be created reflecting the status of membership as of December 31, 2009, and will be available at the 2010 Annual Meeting. No progress has been made yet to post dues status on the HOA website. This action is still on-going.

The task to revise our HOA Bylaws was discussed. A Bylaw revision committee consisting of the Board members and Tasha Huhta (the only member volunteer) will meet as soon as possible. Nancy will coordinate a date, time, and place. In addition, Nancy will go ahead and make the anticipated revisions to correct past typos and update gender. This will be emailed to the committee for preparation in advance of the committee meeting.

Jean updated the Board on the status of the subdivision cemetery proposal that was presented to the membership at the 2009 Annual Meeting. Clear support was not expressed from the members present at the Annual Meeting and only one member wrote in, in support of the idea. Since this proposal would take several years to complete and would involve several thousand dollars of investment, the Board would like to determine whether there is clear support for the proposal or not. A thorough description of the proposal along with associated costs will be included in the Notice of 2010 Annual Meeting. In addition, the 2010 dues reminder will include a check-box to indicate support or non-support.

An update on the 2009 trail projects was presented. Anticipated 2010 trail projects were discussed. A "call" for trail project proposals will be emailed to the members. The deadline for submitting trail proposals for consideration and prioritization by the Board will be Jan 15, 2010.

The upcoming 2010 Annual Meeting was discussed. A date, place, and time were established. The 2010 Annual Meeting will be held Saturday, March 13, 2010, at the MatSu Family Restaurant in Wasilla at 10am. In addition, 2010 Proxy procedures were discussed. A revision will be made to the prior-year Proxy form so that it reflects only generic voting instructions. A meeting notice will be mailed no later than Feb 1, Board nominees must be submitted no later than Feb 15, meeting information (to include Board nominees and the 2010 proxy form) will be posted on the HOA website no later than March 1.

President, Ralph Lee, presented an idea to obtain dumpsters for the parking lots. After much discussion, it was decided that the costs and potential misuse issues prevented support for this idea at this time. It was noted that trash collection is available for \$1 per bag at the Trapper Creek Trading Post. Obtaining rent-a-can facilities was also discussed. John Giacalone took the action to obtain cost and availability information.

Ralph also briefed the Board on a program that the Borough has to remove junk vehicles. This program also extends to four-wheelers and snow machines. The program is usually available in spring. Forms are available from the Borough and will be posted on the HOA website for anyone interested.

John brought up the subject of parking and storage. Many ideas were brainstormed. Nancy took the action to gather information about purchasing land from the Borough. James Hazlett took the action to contact Borough Planning. This information will be further discussed at the January Board meeting.

Meeting was adjourned.