

Minutes of the January 27, 2013 Board of Directors Meeting

The Trapper Creek Glen Homeowners Association Board of Directors met on January 27, 2013, at the home of John Quinley, Anchorage, AK. In attendance were: Ralph Lee - President, Jim Hazlett – Vice President, Tasha Huhta - Secretary, Jean Hartman - Treasurer, John Quinley – Officer and John Giacalone – Small Claims Representative. All Board members were in attendance constituting a Quorum.

The meeting was called to order at 12:11 p.m. by President Ralph Lee. There were no minutes to review at this meeting.

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.

No Secretary's Report was presented.

An update was given on the Small Claims action against the top six delinquent accounts. Jean and John reported that the small claims action of Christy Lawton was paid in full. The small claims action regarding Keith Sohler was settled in favor of TCGHOA, and was paid in full. A default judgment for Charles Carlson was issued by the court Jan. 10, 2013 in the approximate amount of \$1200.00. A default judgment for Beverly Carlson was issued by the court Jan 10, 2013 in the approximate amount of \$1200.00. Beverly Carlson, executor of the estate of Carl & Corrine Carlson, was served with a small claims notice on Jan 10, 2013 in the approximate amount of \$800.00. There is one other large small claim to pursue. Jean reported that TCGHOA recently received notice from Borough about Joyce Flemster, reporting default taxes.

The Treasurer's Report containing a financial accounting of the 2012 income and expenses as of 12/31/12 was presented. A motion was made to accept the report. A 2nd was provided. The vote in favor was unanimous. This report will be presented at the 2013 Annual Meeting. Attached is a copy. The 2012 financial records have been audited this year. No discrepancies were found.

Trail work proposals for 2013 were presented by Ralph Lee and discussed. Approved 2013 trail work will be presented at the 2013 Annual Meeting. An email will also be sent to all who submitted proposals. A motion was made by Jim to not approve the proposal by Stafford to grant credit to landowners who volunteer for trail work. The motion was 2nd by Ralph. All were in favor. Motion passed. No credit will be given to persons performing trail work. This system, although with merit, would be too difficult for the Board to monitor and give credit appropriately. The board agreed to allow minimal (\$50) expenditure for food and refreshments for scheduled work parties. The expense must be pre approved by the board.

The Board of Directors discussed plans for the 2013 Annual Meeting. The date of March 17 at 2:00 pm was set, at the Houston 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.

A motion was made by Ralph to recognize, via certificate, certain people who have shown dedication to improving access trails in the subdivision. Jim 2nd the motion, all were in favor. Ralph will prepare certificates and present them at the annual meeting.

Ralph expressed that he would prefer not to continue as president. Ralph is willing to help coordinate trail proposals/projects. All other board members have volunteered to serve another term, however all were also in favor of nominations from members.

John Giacalone was nominated Vice President.
Jim Hazlett was nominated for President.

There was no unfinished business to discuss.

Meeting adjourned at 3:29 p.m.

Approved Trail Proposals--2013

General (Stafford): The people who actually show up and put the lumber down should get a credit on their dues.... Although the Board appreciates all the work by the few people who donate time regularly to improve the trails that benefit everyone, it was decided it would be too hard to track who worked on the trails, how many hours would be required to qualify for "compensation" and a better benefit might be for the Association to provide lunch and beverages for organized work sessions with pre-approval of the Board

MISC approved Budget of \$1,200 approved

Nails, cartridges, etc. for nail guns	\$250
Fuel for equipment	\$500
Fabric (if needed)	\$450

EQUIPMENT Proposals approved Budget of \$2,000 approved

Ridge Trail (John Q / Jack S): Dozer & stump grinder to continue work started last year. Goal to secure another "gravel pit" and stock pile material for fill where needed; remove roots / stumps and smooth Ridge trail to Crystal Clear Lane. Estimate \$1,000 equipment rental (Jack's dozer/backhoe & stump grinder), fuel, etc.

Mile 118 Access Island (Rob): Planning to use stump grinder (Rob's) to clean up the roots. Estimate \$500 rental & fuel

Mile 118 Access (John Q / Ralph): Use little tractor to fix sections east of Moon Lake. Believe may need some gravel hauling (from east side of Moon Lake). Bear Hill and further east needs some grading as well. Moon Lake bridge needs more fill on both ends. Also need more trail work near Trapper Creek bridge and junction from Little Bit Lane to West Hugo Loop. Mainly need fuel for tractor.

Whispering Woods (Stan): Continuation of little tractor work/gravel hauling that started last summer. Mainly need fuel, maybe some ground fabric.

West Hugo (Charlie): Need some backhoe (Charlie's) work to dig more gravel to make repairs along West Hugo. Estimate \$500 rental and fuel.

EQUIPMENT Proposals tabled The Board felt that there aren't enough funds available at this time to consider purchase / rental of additional equipment. Not sure how much weight the bridge across Trapper Creek north of Lake September can support so feeling is that equipment would probably need to be taken to west side of Trapper Creek before spring breakup and couldn't be returned until after fall freeze-up. Only equipment available at present time is the little tractor that will probably be busy virtually all summer on other projects. Feeling is that purchase of backhoe for little tractor would be the better option than purchase / rental of mini-excavator.

Crystal Clear Lane (Jack T): Would like to use equipment to "cut" the hill to connect to west Hugo Loop. Maybe backhoe for little tractor would work or possibly buy/rent small excavator. Board discussed previous proposal for hiring someone to "dynamite" a trail down the hill--estimated cost \$2,000. We are going to try to get the licensed demolition person to come out this summer and explain what we would need to do to get ready and what he can accomplish.

Equipment:

Backhoe for little tractor: \$6,000 from Craig Taylor for new unit installed (would have to take to Wasilla for initial installation--would be detachable as needed)

Excavator rental: Moore's Hardware has Bobcat mini-excavator, approx 7,500 lbs. \$1,280 per week (40 hrs, 5 days); \$3,840 per month

Excavator purchase: Independent Lift Truck has Yanmar unit, approx 4,900 lbs. \$14,700; awaiting rental rates

BOARDWALK proposals approved Budget of \$10,000 approved--estimate 900 boards Board will solicit price quotes and purchase maximum amount of treated lumber possible. Tentative delivery will be coordinated for a work session March 16 to haul the boards from parking lots to trail locations.

120 Access (John G & Dennis/Beverly): Need 1 (preferably 2) bundles (100-200 boards) to fix about 200 yards of trail near Autumn Lake stream crossing along section line. Also need nailgun cartridges & nails. Approved for approximately 200 boards

West Hugo Loop (Charlie): Need about 100 boards to complete the current boardwalk (2 boards each side) and get 3 boards each side. (Some of this may be graveled instead) Approved for 100 boards

Scrimshaw (Kearney): Requesting enough treated lumber to start work on Scrimshaw. Plan is to do minimal two-track boardwalk (1-2 boards each side) on the portion south of the east-west winter trail (current walking trail part) to keep that from getting tore up, then clearing the portion north of the winter trail so ready for following year(s). Need 4-500 boards minimum, nails, etc. to cover approximately 1,000 lin feet leaving about that amount. Would want to eventually add another board to each side as funds allow to make easier to drive. Approved for half of remaining boards--approximately 300

West Hugo Loop (Bob): Need total of about 1000 boards to complete the boardwalk on west side of Lake September. Needs minimum of 66 to connect the two sections that have been done so far--primarily starting from the north end. Need 2-300 boards to get through "woods" north of Charlie's that is really tore up bad Approved for half of remaining boards--approximately 300

BOARDWALK proposal tabled not enough funds at the present time and access from Ridge trail and 118 accesses is available.

East Hugo to 118 access (Jack S): Boardwalk across swamp to connect north-south section line to Island. Estimate 200 boards