

Trapper Creek Glen Homeowners Association, Inc.

Minutes of the March 8, 2014 Annual Meeting

The 2014 annual meeting of the Trapper Creek Glen Alaska Homeowners Association, Inc. was held March 8, 2014, at the H&H Restaurant, Mile 99.5 Parks Highway.

The meeting was called to order at 1:05 p.m. by Jim Hazlett. Introductions were made, and in-person and proxy attendance was recorded. Seventeen memberships were represented in person and 15 by proxy, for a total of 32 memberships. A quorum of 23 was needed and met.

Secretary's Report

Outgoing Secretary Tasha Huhta stated that the notice of the annual meeting was sent February 8, 2014, and the meeting information and dues deadline was posted on the Association website. The membership agreed that the 2013 minutes did not need to be read aloud, and there were no objections to the minutes.

Tasha provided the 2013 Secretary's report. The subdivision has 251 lots, 15 were not offered, seven are back in state ownership, resulting in a balance of 229 member lots. Currently 56 lots are delinquent in their dues.

Treasurer's Report

Treasurer Jean Hartman distributed the 2013 Treasurer's Report. She noted that the current balance (\$3,376.12) is low because most payments received for 2013 dues have not been deposited in the bank. With a typical success rate in collecting dues, the bank balance will come up to normal levels. The report was accepted with no objections.

Jim Hazlett noted that over time the association's expenses on trail work may go down as major projects get completed and the association moves toward more maintenance efforts.

The Registered Agent, Jean Hartman did not have any news to report. The registered agent is contacted by realty agencies on occasion to check on status of dues.

Trail Work Report

An update was presented by Ralph Lee. The board agreed to a group of trail work projects for 2014. They are:

- Trapper Creek bridge. Purchase hardware for attaching a safety cable under the bridge slats. Purchase 10 boards to run down the center of the bridge. (Lee)
- Ridge Trail stump grinding. Allocate up to \$500 for stump grinder rental and fuel to continue northbound work. (Quinley)
- Buy 300 boards to finish West Hugo Loop work (Troutman).
- Allocate \$500 for the tractor maintenance, oil, diesel, trail work, gravel moving, etc.
- Buy 350 boards (to go with the 50 already stacked in place) for Scrimshaw to Whispering Woods (Hein, Grissom)
- Buy 50 yards of gravel (\$650) for the 120.5 trail (Girouard)
- Buy 192 boards for intersection of North & South Hugo and nearby section line areas (Angelou and Giacalone)

A lumber hauling work party is set for March 22, with details to follow.

Unfinished Business

Jim Hazlett noted that the board had designed and purchased two trail signs urging people to be careful while shooting or hunting in the subdivision area and to be aware they were in an area with homes and private property. The signs are located about a mile in from the 120 parking lot and at the intersection of the Ridge Trail and the 118 Trail.

Dave Walker brought up the issue of people hauling heavy loads in summer and over boardwalks that were not designed for the loads, and also noted that snowmachine users were parking in the 120 Lot believing it was the trailhead for the East-West Express. He also reported incidents of theft and incursion onto private property by riders.

Jim Hazlett proposed that the board and a committee propose language for an informational sign for the 120 Lot. Connie Quinley seconded. Jack Timm made a friendly amendment that the budget include up to \$300 for sign(s). The motion passed unanimously.

New Business

John Giacalone asked about the Parks Highway upgrade work. John Quinley reported that the board had sent a letter to Alaska DOTPF asking that the contractors leave as many trees screening the parking lots as possible, do nothing to add any steepness to the 118 lot driveway, use other areas to stage or park equipment, particularly on weekends, and to consider providing the association with any leftover gravel or used, good condition culverts. John G asked about the possibility of a highway sign noting that the E-W Express parking is a mile north of the 120 lot. John Q said he would check with DOT.

There was discussion of dues and whether or not to send additional notices, receipts, or use the web site to post delinquencies. There was no consensus, and the process will be left as is.

Election of Board of Directors

A call for Board nominees was made. Motions were made to nominate Jim Hazlett as President, John Giacalone as Vice President, Jean Hartman as treasurer, John Quinley as secretary and Jack Timm as member at large. The membership voted unanimously to accept the motion and the new board will assume their duties immediately.

Meeting was adjourned at 2:00 p.m.

A meeting of the new board was held shortly after the annual meeting, convening at 2:10 p.m. All board members present.

The board discussed signs for the 120 parking lot. Tentative agreement on two signs:

Near the entrance of the 120 Lot: "E-W Express Trailhead & Parking is 1 Mile North"
On the 120 Trail: "Trails Maintained by Volunteers; Haul Heavy Loads in Winter"

The Secretary will also send out an email reminder that heavy loads should be hauled while the ground is frozen.

Meeting adjourned at 2:13 p.m.

John Quinley, Secretary