

Trapper Creek Glen Homeowners Association, Inc.

c/o Tasha Huhta
11910 Whispering Spruce Circle
Anchorage, AK 99516
907-929-1392

Minutes of the January 25, 2014 Board of Directors Meeting

The Trapper Creek Glen Homeowners Association Board of Directors met on January 25, 2014, at the Mat-Su Family Restaurant in Wasilla, AK. In attendance were: Jim Hazlett - President, John Giacalone – Vice President, Tasha Huhta - Secretary, Jean Hartman - Treasurer, John Quinley – Officer and Ralph Lee – Trail Work organizer. All Board members were in attendance constituting a Quorum.

The meeting was called to order at 1:10 p.m. by President Jim Hazlett. There were no minutes to review at this meeting.

Discussion was conducted on when to have this year's annual meeting and lumber hauling. March 8, 2014 was selected for the annual meeting. A location was not selected, a variety of ideas were presented. Jean will see if H&H is available, if not she will look for an alternative. A tentative date of March 22, 2014 was selected for lumber hauling, but will be dependent on when materials become available. An annual meeting 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 Jim Hazlett to use the HOA funds to pay for the boards' and Ralph's lunch. The motion was passed.

Secretary's report was presented by Tasha. One successful small claims action was collected this year. Three actions against the Carlson's are in limbo. Successful default judgment was issue to the HOA in the Charles Carlson small claims action, however it is unlikely that we will ever be able to collect. The institution of the staggered interest and late fees during 2013 did encourage members to pay earlier, however, it did get interesting assessing fees appropriately. 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 2014 Annual Meeting. Attached is a copy.

The Treasurer's Report containing a financial accounting of the 2013 income and expenses as of 1/1/13 was presented by Jean. The expenses for the website do not reflect the recent website fees. Tractor repairs hit the budget a bit hard last year, as well as unexpected website fees which drew down the budget a bit. Jean also provided a budget worksheet showing common expense for the last 4 years. We can conservatively assume that we will collect \$11,000 in dues this year. Jean recommended we keep a decent balance in the bank in case we are hit with a large tractor repair bill. This would equate to keeping roughly one year's dues. 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 2014 Annual Meeting. Attached is a copy. The 2013 financial records have not been audited this year. Jean will follow up on the audit.

Trail discussion began after Treasurers report. There are roughly \$16,000 in trail requests this year. Ralph proposed that an amount be chosen and purchase as much in materials as possible and distribute the materials amongst the projects. Jean proposed the 120 trail requests are funded fully as that side has historically received less trail work in the past. Eight requests were presented. Small adjustments were made to the trail requests based upon knowledge of known materials that are available. Jean proposed that we make this year's expenses close to what we are estimated to bring in in income. A motion was made to fund trail projects at a limit which keeps nearly \$11,000 in reserves. All in favor. Motion approved. Discussion continued about which projects to fund with the trail allotment. Trail work is approved as shown below.

Tasha has submitted her intent to resign as Secretary. Tentatively Connie Quinley and Nancy Schommer have expressed interest in being nominated as secretary. Jim Hazlett expressed interest in stepping down from President. All other board members have volunteered to serve another term, however all were also in favor of nominations from members.

There was no unfinished business to discuss.

Meeting adjourned at 2:49 p.m.

Approved Trail Proposals--2014

Name	Main materials	Location	Unit Cost	Total	Notes	Funded
Bob Troutman	300 2x6x12 treated	West Hugo	\$14/per	4200	Continuation of work in '12 & '13	4200
John Quinley	Stump grinder rent, fuel	Ridge Trail		500	Continuation of work w/ Schommer	500
John Quinley	Tractor time, fuel, cloth, oil	118 Trail	per Ralph	500	118 trail, Whispering Wood, etc	500
Betty Hein	350 2x6x12	Scrimshaw	\$14/per	4900	Kearney assisting, per Betty's email	4900
Rick Girourad	Gravel x 50 yards	120 trail	\$13/yd	650		650
Ralph Lee	10 2x6x12 treated	T.C. Bridge	\$14/per	150	Bridge center	150
Ralph Lee	Bridge support cable/beam	T.C. Bridge	150	150	cable hardware only	150
George Angelou	22 2x6x12, nails	N/S Hugo	\$14/per	325	Included in proposal below	0
John Giacalone	192 2x6x12	Hugo + section line	\$14/per	2688	w/Tom Davis & Dennis Pollard	2700
TOTAL	852 2x6x12	xx	xx	xx	xx	13750