

## Trapper Creek Glen Homeowners Association

### Board of Directors Meeting Minutes

December 19, 2015 - Locals Pub & Pizzeria (Wasilla)

Attending: Jean Hartman (treasurer), John Quinley (president), Connie Quinley (secretary), Rob Carter (vice president), John Giacalone (at large), Ralph Lee (projects).

Secretary's report of 12/15/15 was reviewed. Report included secretary's overview, Unpaid Report, and Small Claims Summary. MOTION – It was moved by Jean Hartman, seconded by Rob Carter and passed unanimously *that the TCGHOA should pursue small claims court action against Marc McCumber and Jared Rose for outstanding debts, unless such debts are paid by December 31, 2015.* A Year End Secretary's report will be presented at the Annual Meeting.

Treasurer's report of 12/15/15 and 2016 budget worksheet were reviewed; Jean updates reports as HOA fees are received. Expenses for calendar year 2015 were standard. It costs approximately \$1,000 a year to keep the association going. A Year End Treasurer's report will be presented at the Annual Meeting.

Trail work proposals were reviewed [see attached spreadsheet]. Item #11 (\$500 to clear up property lines for Hugo Loop and Cleveland Road) was moved to be included in #5a (survey of Hugo Loop north of Section Line, near B32, L4-5). Dollar amounts are estimates. The total of all projects is in the average range compared to past years. MOTION – it was moved by Connie Quinley, seconded by John Giacalone and passed unanimously *that all proposed projects be fully funded with the exception of numbers 3, 7 and 9.*

Item 7—\$500 for maintenance of tractor and equipment—was moved to administrative costs.

Items 3 and 9 involve backhoe work. Purchase or rental of backhoe for trail work was discussed. In coordination with Ralph, Rob will research cost of buying and renting a backhoe for use during driest month of year, with work beginning from the Mile 118 parking lot. He'll share his findings at the TCGHOA annual meeting; a vote to fund purchase or rental can be taken then. Homeowners may wish to pay to use the backhoe for work on their property while the backhoe is in the area; this would help offset cost of rental and minimize heavy equipment impact to the trails.

The 2016 annual meeting will be held at noon or 1 p.m. on Saturday, April 2. John Quinley will see if Sheep Creek Lodge is available. The board approved using the same order of business as was used for the 2015 annual meeting.

The lumber-haul date was set for March 19, 2016.

The meeting was adjourned at 2:35 p.m.

Connie Quinley, Secretary