

DRAFT – TO BE REVIEWED/APPROVED AT 2017 ANNUAL MEETING

**Trapper Creek Glen Homeowners Association
2016 Annual Meeting Minutes**

Sheep Creek Lodge, Mile 89 Parks Highway, Willow, Alaska
April 2, 2016, 1 p.m.

Vice President Rob Carter called the meeting to order at 1:15 p.m.; President John Quinley was absent due to work. Board members present: Rob Carter, Connie Quinley, John Giacalone. Board member absent: Jean Hartman. A quorum of 23 attendees/proxies was needed; the quorum was met with 21 in attendance and 10 proxies received.

Connie Quinley read the minutes of the 2015 Annual Meeting held March 14, 2015. MOTION: It was moved by Jack Schommer, seconded by Tasha Huhta and approved unanimously that *the minutes of the 2015 minutes were approved as read.*

Rob Carter reviewed the Secretary's Report as of December 15, 2015. MOTION: It was moved by Jack Schommer, seconded by Emmet Heidemann and approved unanimously that *the Secretary's Report was accepted as presented.*

John Giacalone reported on attempts to collect back dues via small claims action. He was thanked by the Board for his work.

Rob Carter lead discussion of the Treasurer's Report. MOTION: It was moved by Emmet Heideman, seconded by Nancy Schommer and approved unanimously that *the Treasurer's Report was accepted as presented.*

No Registered Agent report was available in the absence of Jean Hartman. Rob Carter noted that, as the HOA's registered agent, Jean Hartman did receive information regarding the proposed LNG pipeline and its proximity to the subdivision. Ralph Lee said he and Doug Hartman attended an LNG pipeline informational meeting recently and represented the HOA. John Giacalone wants the HOA to request that, should a pipeline be approved, a stub line be requested between Mile 118 and 120 for subdivision access to LNG.

Trails Committee chair Ralph Lee reported on projects planned for 2016. Rob Carter read the list of approved projects. Nancy Schommer emphasized the importance of ensuring that trails are established only on platted subdivision rights-of-way, and not on private property. Discussion on locating property markers took place.

Discussion of tree-cutting and use of wood followed. Wood in the right-of-way is not owned by the HOA but by the adjacent property owner.

Unfinished Business

No action has been taken to purchase/erect parking lot signs directing people from Mile 120 parking to the Mile 121 East-West Express parking area.

New Business

Tom Butler reported that the subdivision is experiencing growth and attendant pressures, including an increase in personal wood-cutting permits issued by the borough. He stated the borough has told him it will rescind such permits and curtail issuing new permits. Mr. Butler also expressed concern over development of mineral or commercial gravel pits within the

subdivision. MOTION: It was moved by Tom Butler, seconded by Nancy Schommer and approved unanimously that *the Board will investigate if any proposals exist to commercially extract minerals or gravel in the subdivision and, if they do, consider writing a letter against such extraction to those concerned with the project(s), and to finance such action if necessary.*

MOTION – It was moved by Emmet Heidemann, seconded by John Giacalone and approved (2 nays) that *the Board will investigate the route of the proposed LNG pipeline and, if it's in the best interest of the HOA, write a letter to those involved with the project to request that a stub line be established between the Mile 118 and Mile 120 parking lots.*

Election of Officers

Nancy Schommer suggested that, rather than nominate/vote for persons to hold specific offices, five members be voted to the Board and Board members decide among themselves who holds which office. Nominations for the 2016 Board of Directors were opened to the floor. When six, rather than five, persons were nominated and those six persons confirmed they're willing to serve, Nancy Schommer noted that all six could be elected as the Board is not restricted to five members. The following persons accepted nomination to the Board: Jean Hartman, John Giacalone, Jason McNamara, Connie Quinley, Tasha Huhta, Rob Carter. It was established that while Jason McNamara is building a cabin on an HOA lot, he does not own the lot; his parents do. As ownership of a subdivision lot is required to serve on the Board, it was decided that if in 90 days Jason's name appears on a deed as an owner of an HOA lot, he can be a member of the Board.

It was moved by Connie Quinley, seconded by Nancy Schommer and approved unanimously that *the following persons will serve as 2016 Board members: Jean Hartman, John Giacalone, Connie Quinley, Tasha Huhta, Rob Carter, and [conditionally] Jason McNamara.**

Rob Carter reported that the Board previously approved \$6500 for the purchase of a backhoe attachment or lease of a backhoe to collect and stockpile gravel for future trail work. Purchase of a backhoe attachment was ruled out by cost, he said, so a mini excavator instead will be rented for one month at the cost of between \$2300 and \$3500. Rob said he will reserve the backhoe. It was suggested that the Board consider approving the purchase of gravel from a commercial vendor with some of the money that will remain of the original \$6500.

The meeting was adjourned at 3:30 p.m.

Connie Quinley
Secretary

*NOTE: It was pointed out after the meeting that TCGHOA bylaws dictate that only five members may serve as board members. It was decided by the Board that officers will be President Rob Carter, Vice President Tasha Huhta, Secretary Connie Quinley, Treasurer Jean Hartman and Member at large John Giacalone. Jason McNamara will replace John Giacalone if Jason's name appears on a title to property in the TCGHOA boundaries by July 2, 2016.