

Trapper Creek Glen Homeowners Association

Board Meeting held at Denali Family Restaurant, Wasilla

January 28, 2017

In attendance:

Board members: Rob Carter, Jean Hartman, Jason McNamara, Connie Quinley

Others: Ralph Lee, John Quinley

The board reviewed and accepted the 2016 End of Year Secretary's Report, then reviewed actions on the 2016 Unpaid Accounts Report.

Jean noted that a check for \$306.82 had been received from the Rose family and that the balance of the account would be paid in February. Rob shared information from John Giacalone, who has worked with the small claims court to bring unpaid accounts current. For the Alguire account, John's recommendation to the board was to record the existing default judgment with the land recording offices in Anchorage and Mat-Su Borough. The board agreed unanimously.

The board also unanimously agreed to move forward with notification of court action on the Flemister account.

Rob also reported that John Giacalone is stepping down from his role as the association's small claims court liaison. At the annual meeting on March 11, the board will try to find a new volunteer for that work.

Jean presented the 2017 Treasurer's Report. The association has a December 31, 2016, bank balance of \$20,361.15.

The association annual meeting is set for March 11, 2017, at Sheep Creek Lodge. A notice of the meeting, an agenda and 2017 dues notices will be mailed by the secretary in early February to all association members. The board also agreed that March 18, 2017, would be when lumber for trail work is hauled into the subdivision. Lumber will be hauled from the Mile 120 parking lot.

Rob, Jean and Jason agreed that they were willing to continue serving as board members. John Quinley agreed he was willing to be nominated for secretary, with continued assistance from Nancy Schommer and Connie Quinley. Nominations for other board members willing to serve will be taken at the annual meeting.

The board then discussed trail work proposals for 2017. Projects and/or expenses totaling \$19,932.54 were proposed to the board. A full list is attached.

The board approved all proposals as written, with the following exceptions:

- The board unanimously voted not to buy a dozer/backhoe offered for sale by the Schommers.
- The board voted to ask attendees at the annual meeting to vote on a proposal by Gary Fawcett to weld railings on the Moon Lake Bridge. Concern was expressed by the board about how it could impact

the hauling of wide loads, and facilitate the use of ever-wider and heavier vehicles from using the subdivision trails.

- The board modified and approved a proposal from Ralph Lee regarding reimbursement for use of fuel, ATVs and other equipment on association trail projects. The policy, for 2017, is as follows:

“The board will consider for approval requests for reimbursement on a case-by-case basis for ATVs and other personal equipment used by volunteers on association-approved trail projects. Requests must be made to the board during the calendar year the work took place.”

The board was clear that this policy is separate from equipment rentals that are part of a project proposal. (In the past these have included stump grinders, backhoes, etc.)

The board adjourned at 2:50 p.m. The next meeting will be immediately after the annual meeting.

Connie Quinley, Secretary