

**Trapper Creek Glen Homeowners Association
Annual Meeting Minutes
March 11, 2017**

The annual meeting of the Trapper Creek Glen Homeowners Association was called to order at 12:44 p.m. by Board President Rob Carter. A quorum of 25 people was noted, and those in attendance introduced themselves.

The minutes of the 2016 meeting were presented. Nancy Schommer moved for approval, and Jason McNamara seconded. They were approved unanimously.

Jean Hartman presented the treasurer's report. The December 31, 2016, balance was \$15,009.09. John Quinley moved for approval, and Jason McNamara seconded. The report was approved unanimously.

The Secretary's annual report was presented, and discussion followed regarding how the association dealt with unpaid dues. In general, the association pursues a judgment in small claims court after three years. Jo Weller has offered to take over the court filing paperwork from John Giaalone; the membership agreed with the change. The Secretary's report was approved unanimously.

Rob Carter introduced the 2017 trail improvement project list as approved by the board in January. The majority of the treated lumber being purchased will go to the Mile 120 parking lot for work on North Hugo Loop and other north end projects. Lumber hauling to the project sites is set for March 18, 2017.

One project on which the board deferred action was a proposal by Gary Fawcett for a low guard rail on the Moon Lake Bridge. The pipe rail will be about 12 inches above the deck height and can help prevent ATVs or side-by-sides from slipping off the bridge into the creek. Cost estimate was about \$1,100 for the rail work; an additional \$250 was proposed for all-weather plywood to attach to the bridge in the spring to allow snowmachines to more easily use the bridge when the creek crossing is unsafe. The membership approved the projects unanimously.

Discussion also took place regarding the damage caused by side-by-sides and heavy load hauling on boardwalks, particularly on the north side of the subdivision. Those in attendance who have cabins in the area, believed one or two people are causing most of the damage and destroying the investment by the association.

Connie Quinley moved, and Rob Carter seconded, that the board send a letter to the family believed to be doing the damage advising that those who cause damage are responsible for the costs of repair.

Nancy Schommer advocated that project managers (those who suggest a trail improvement project and organize the work) be encouraged to build in a way that results in a trail that is durable for the type of use which is expected. That could mean additional width by using more boards, additional support lumber under boardwalks, or moving to gravel where feasible. The short-term result will be less trail distance improved, but longer term benefit due to less maintenance and re-building.

New business included four items:

-- Gary Fawcett suggested that the board consider budgeting for 1-2 new gravel belly dump trailers as the existing ones are near the end of their useful life.

-- Rob Carter brought up the reimbursement policy approved by the board in the January meeting. After discussion, Carter moved to modify the policy so that the project manager will plan for and approve reimbursements, and request approval for payment from the board. The reimbursement is meant to cover board-approved project work, and reimburse volunteers for products used in the project such as oil and gas for ATVs.

-- Ralph Lee reminded members that the State of Alaska will be starting road repaving on the Parks Highway between Mile 90-123 during the summer of 2017. The board will re-send a letter to the Department of Transportation describing the association's desire to have trees left in front of the parking lots, and to not add any steepness to the Mile 118 parking lot.

--Nancy Schommer brought up the need to consider larger, longer term projects and particularly those that would facilitate access to the hard-to-reach northern and western portions of the subdivision. The membership agreed with Connie Quinley's proposal for a subcommittee headed by Nancy Schommer to prioritize projects and bring them to the board for consideration in the 2018 budget.

Elections: Four board members (Carter, Hartman, McNamara, Tasha Huhta) indicated they were willing to continue serving. Huhta also indicated she was willing to step down if others were nominated. John Quinley was nominated by Connie Quinley to serve as secretary. Mike Shea was nominated by Jason McNamara to serve as member at large. Nancy Schommer moved to nominate Carter, Hartman, McNamara, John Quinley and Shea for the 2017-18 board year; Jack Schommer seconded. The group was approved unanimously.

The annual meeting was adjourned at 2 p.m.