

**Trapper Creek Glen Homeowners Association  
Board Meeting  
February 6, 2021 Noon via Zoom/conference call**

Attending: Rob Carter, Glenn Ball, Jason McNamera, Jean Hartman, John Quinley

-- Meeting convened at noon.

-- The board voted unanimously to accept the treasurer's report, and to authorize small claims court action on three delinquent accounts (Smith, McLaughlin and Cripe).

-- Year-end account balance as of December 31, 2020 was \$14,467.64. Annual income from dues is about \$12,000. Treasurer Jean Hartman recommended that the HOA limit expenses in 2021 to \$12,000 in order to maintain reserves. This amount would include about \$1000 in operating expenses (mail & office supplies, legal fees, website maintenance, etc.) and about \$11,000 in trail maintenance. The board agreed.

-- The board discussed the possibility of raising annual dues from \$50/lot to something higher that would take into account inflation since the last increase and a substantial (at least doubling) in the price of lumber used for boardwalks. The board agreed that this would be a topic of discussion at the annual meeting. Before any change in dues is possible, there would need to be an association-wide vote to amend the by-laws. It was also noted that the majority of money collected goes toward buying material for trail work; labor is almost always volunteer time.

-- The board then discussed 14 trail projects proposed for funding in 2021. The decisions are reflected in the attached spreadsheet. Because of lumber prices, only 140 2x6x12s are expected; they will go toward finishing two projects.

-- Because of Covid and the evolving rules related to indoor gatherings, the board set the annual meeting for noon on June 26, 2021, at the Mile 118.2 parking lot. The board will have a couple of barbeques set up for grilling, and will provide a selection of drinks and chips. Owners are encouraged to attend, grill their lunch, and participate in discussions of future dues amounts, and other subdivision issues.

-- At the annual meeting, we will also hold the election of board members. Owners are encouraged to run for the board. In particular, the HOA will need a new treasurer. Jean Hartman is retiring after 25 years of looking after the HOA finances. The board usually has two meetings a year, one in late January or early February, and at the annual membership meeting.

-- The meeting concluded at 1:20 p.m.