

**Trapper Creek Glen Homeowners Association
Annual Membership Meeting
June 26, 2021 Mile 118.2 Parks Highway**

The annual meeting began at 12:30 p.m., called to order by HOA Board Secretary John Quinley.

There was a quorum for conducting business; at least 29 lots/owners were either in attendance or brought proxies for voting.

Proof of the meeting notice was provided, and the membership unanimously waived the agenda item for the reading of the minutes of the previous meeting.

Officers provided their annual reports. Major points included:

-- Treasurer's report showed a January 1, 2020 balance of \$17,556,79, and a December 31, 2020 balance of \$14,467.64. Of the \$15,422.36 in 2020 expenses, \$14,656 was directly related to trail improvement. The current (June 26, 2021) balance is \$13,612.75.

-- The Secretary's report for 2020 showed a total membership of 236 lots. The 2020 dues were uncollected from 51 lots (vs 45 at the end of 2019). The value of uncollected dues is \$9,409.91 (vs \$7,928.30 at the end of 2019). Three accounts have been moved by the board toward small claims court for resolution (Cripe, McLaughlin and Smith). During 2020, seven accounts were moved toward small claims, and six paid in full prior to action being taken. A judgment was obtained in the seventh case (Jacobson).

-- Trail improvements in 2020/21 were discussed. Nearly 800 large, treated beams acquired at an excellent price are being used to span muddy areas on trails in the northern part of the subdivision, and a smaller number used on Hugo Loop north and west of September Lake. Brush cutting and some gravel improvements were made to the main 118 Trail and the Ridge Trail. Very little lumber (about 140 boards) were purchased because of the high prices.

Board elections were held. Unanimous approval was given for the following slate of officers:

Rob Carter, president;
Jason McNamara, vice president;
John Quinley, secretary;
Jo Weller, treasurer;
Glen Ball, at-large

A round of applause and thanks were given to Jean Hartman who has served as treasurer for 25 years!

A lengthy discussion was held regarding a suggestion that annual dues be increased. Dues have been \$50/lot since 2005 (when they were increased from \$25/lot), and in that time the cost of lumber and other materials have gone up significantly. Additionally, more property owners are making proposals for funds to improve access to lots in the subdivision. (For the past few years, requests for materials have totalled about twice the amount of money available.)

A motion was made by Skeet Black to increase dues to \$100 per lot per year, then re-evaluate in five years. The motion was seconded by Jo Weller. After further discussion, Weller offered a friendly amendment, agreed to by Black, to remove the re-evaluation clause.

In discussing the proposed dues increase, members suggested that if the increase is passed (by a mail-in vote of all members) funds could be considered for additional access improvements, parking lot security improvements, and additional hiring of equipment and/or personnel for trail work.

The proposal to move forward with asking the membership at large to vote on an increase to \$100 annual dues passed unanimously.

Ballots will be prepared and mailed this summer. If passed, the change in dues would take effect on January 1, 2022. The intent is to use the same format as the 2005 election, where each lot gets a separate ballot.

The meeting adjourned at 1:45 p.m.