

Trapper Creek Glen Homeowners Association
Board of Directors Meeting
January 31, 2022
7 p.m. via Zoom

Attending: Rob Carter, Jo Weller, Glenn Ball, John Quinley, Jason McNamera. Plus Ralph Lee and Connie Quinley

Jo Weller reviewed the Treasurer's Report for 2021. End of year (12/31/21) balance is \$17,636.56, about \$3,000 more than January 1, 2021. Current balance is \$19,306.56.

The board discussed the duration of record keeping for the treasurer, and unanimously agreed that 10 years is a good retention period.

Weller presented a list of six property owners in arrears on dues, and recommended a motion allowing the HOA to proceed in small claims court (after final notice). The owners are Steve Douglas Fleetwood, Justin James Matley, Jared B Rose, Gwynne B Shay (MSB incorrectly lists Gwen), Terez Sullins, and Gerald R & Nalani Torres. The exact amounts of dues owed was not available, but all were at three years or more of non-payment, plus interest and penalty. The board voted unanimously to have Weller and Nancy Schommer draft a resolution allowing the HOA to move forward in the small claims process.

The board then discussed if the HOA should move toward electronic collection of dues, or direct deposits by property owners. The board agreed that Weller and Schommer should look into the options and present the board with a recommendation including estimated cost. The current system involves checks being mailed to the HOA, collected in Trapper Creek, mailed to the treasurer and then deposited.

John Quinley discussed the HOA's Trail Care agreement with the borough. The board recommended that he contact the borough to request any free gravel and/or highway fabric for use by the HOA on trail projects. Quinley also reported that Jack Timm has contacted Jon Underwood and they have agreed to meet this spring to do an assessment of the 120 trail as a prelude to possibly submitting a grant from the Mat-Su Trails and Parks Foundation. The foundation has indicated that the trail would be eligible for a grant, but an assessment is required as part of the application process.

Rob Carter managed the discussion of how to fund trail work proposals for 2022. There are 11 proposals, totalling \$15,660. That price estimate was made with 2x6x12s costing about \$22 each; retail prices are higher, and it is unclear what price the association will obtain. There is also the possibility of obtaining very inexpensive 6x8 guardrail posts, so total price unknown.

Glenn Ball proposed that rather than edit each proposal, that the board approve a 2022 budget of \$15,660, fully fund the non-lumber portions of the budget, and reduce the number of boards

purchased to meet the budget. Each project using lumber would receive some percentage fewer boards than requested. The board unanimously approved his proposal.

Jason McNamera will head up the lumber acquisition process – getting quotes, setting a delivery and haul date, etc.

The board then discussed the annual membership meeting. Dues notices are expected to be ready for mailing in mid-April. The notices will include the annual meeting announcement, and there must be at least 30 days between that notification and the meeting. The board was unanimous in setting June 25, 2022, as the annual meeting date. It will begin at noon at the Mile 118 parking lot, same as 2021. The Association will provide soft drinks, chips and a couple of barbeque grills for folks to prepare their own lunches.

Meeting adjourned at 8:20 p.m.

Addendum: By email on February 7 and 8, 2022, the board voted unanimously to approve the full 2022 budget, having only approved the trail work portion during the January 31 meeting. The full, approved budget is shown below.

	2021 BUDGET	2021 ACTUAL	2022 BUDGET
BEGINNING BALANCE	14,467.64	14,467.64	17,636.56
Income: Dues, Interest	12,000.00	13,877.40	18,000.00
EXPENSES			
Trail Work	10,500.00	9,474.21	15,160.00
Tractor	500.00	515.00	500.00
Postage	200.00	333.50	200.00
Office Supplies	75.00	108.29	75.00
Legal	500.00	256.60	600.00
Website	340.00	14.88	350.00
Misc: Fees, Auditing	150.00	6.00	250.00
TOTAL EXPENSES	12,265.00	10,708.48	17,135.00
ENDING BALANCE	14,202.65	17,636.56	18,501.56