

**BYLAWS OF
TRAPPER CREEK GLEN ALASKA HOMEOWNERS
ASSOCIATION
A Non-Profit Corporation**

ARTICLE I

NAME AND LOCATION OF CORPORATION

The name of this corporation is TRAPPER CREEK GLEN ALASKA HOMEOWNERS ASSOCIATION, INC., hereinafter called the Association. Its principal office shall be that of the registered agent.

ARTICLE II

OBJECTS

The objectives of the Association shall be: to provide access to all subdivided tracts by constructing roads/trails, lights, and other improvements when and as determined by the Board of Directors and/or the members, in accordance with the Articles of Incorporation and the bylaws, all for the use and benefit of the owners of lots located within Section 2 & 11 T26NR6W, Section 25, 26, 35, 36 T27NR6W, S.M. Alaska, according to Plat No. 79-242 filed in the Talkeetna Recording District, Third Judicial District, State of Alaska; to represent the property owners/members, from time to time, when determined by the Board of Directors, before Borough and other area planning and zoning commissions, agencies and assemblies or other legislative bodies in the common interest of its members to take such action as may be appropriate to enforce restrictions and covenants applicable to the subdivision when, in the discretion of the Board of Directors or at the direction of the membership, such action is necessary to protect and promote the best interests of the residents of TRAPPER CREEK GLEN.

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS

Section 1. Every person or entity who, jointly or individually, has title to a lot (excluding the State of Alaska), holds interest in a lot under a sales contract with the State of Alaska or has a homesite entry authorization in a lot in the Trapper Creek Glen Alaska Subdivision shall be, and is, a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to said ownership interest in a lot in the Subdivision and may not be separated from said ownership.

Section 2. Membership shall be transferable and pass automatically with conveyance of title and change of ownership of a lot. Memberships are not otherwise assignable or transferable except upon transfer of ownership of a lot.

Section 3. Each membership shall be entitled to one vote at a meeting of members.

ARTICLE IV

GOVERNMENT

Section 1. The general management of the affairs of the Association shall be vested in the Board of Directors, who shall be elected as provided in Section 1 of Article VI of these bylaws. The number of directors shall be five (5) unless the number in composition be changed by amendment of these bylaws. The Board of Directors shall consist of the officers plus additional board members to make a total of five.

Section 2. The officers of the Association shall consist of a President, a Vice President, a Secretary and a Treasurer who shall be elected as provided in Section 2 of Article V and Section 1 of Article VI of these bylaws. The Secretary and Treasurer may be one person. The directors may appoint an assistant treasurer, and an assistant secretary and such other officers, who may or may not be members of the Board, as in the judgment of the Board may be necessary.

Section 3. The President shall be a member, ex officio, of all committees.

ARTICLE V

MEETINGS OF MEMBERS

Section 1. Meetings of the membership shall be held at the principal office or place of business of the Association or in such other suitable place convenient to the membership as may be designated by the Board of Directors.

Section 2. The first annual meeting of the membership was held on June 17th, 1981. Thereafter, the annual meeting of the membership shall be held in the first quarter of each succeeding year or at a date as close to that as possible. At such meetings there shall be elected by the members a Board of Directors in accordance with the requirements of Section 1 of Article VI of these bylaws. The members may also transact such other business of the corporation as may properly come before them.

Section 3. Special meetings of members may be called by the President at any time or upon written request from one-twentieth of the memberships to the President or Secretary. Notice of the special meeting shall be given to each member at least ten (10) days previous to that meeting, and at such special meeting there shall only be considered such business as is specified in the Notice of Meeting.

Section 4. It shall be the duty of the Secretary to mail a notice of each annual or special meeting, state the purpose thereof as well as the time and place where it is to be held, to each member of record at the address as it appears on the membership records of the Association, or if no such address appears, at the last known place of residence.

Section 5. The presence, either in person or by proxy, of at least one-tenth of the memberships shall be requisite for, and shall constitute a quorum for, the transaction of business of all meetings of members.

Section 6. If a quorum is not present, either in person or by proxy, the presiding officer may adjourn the meeting to a future day and hour.

Section 7. At every meeting of the members, each membership present, either in person or by proxy, shall have the right to vote on each question. The vote of the majority of the membership present, in person or by proxy, shall decide any

question brought before such meeting, unless the question is one upon which, by express provision of statute or of the Articles of Incorporation or these bylaws, a different vote is required, in which case such express provisions shall govern and control.

Section 8. A member may appoint any other person as a proxy. Any proxy must be filed with the Secretary in writing before the call to order of each meeting. The proxy may not be issued more than eleven (11) months prior to any meeting which the person holding the proxy attends.

Section 9. The order of business at all meetings of the members shall be as follows:

- Roll call
- Proof of Notice of Meeting or Waiver of Notice
- Reading of minutes of preceding meeting
- Reports of officers – Treasurers report
- Report of Association Registered Agent, if present
- Report of Committees
- Unfinished Business
- New Business
- Election of new officers and board members
- Reading and approval of minutes of meeting just held, if requested

ARTICLE VI

ELECTION OF DIRECTORS

Section 1. The term of the Directors named in the Articles of Incorporation expired when their successors were elected at the first meeting of the membership. The term of office of all directors shall be fixed for one (1) year. The directors shall hold office until their successors have been elected and hold their first meeting.

Section 2. Vacancies of the Board of Directors caused by any reason other than the removal of a director by vote of the membership shall be filled by a vote of the majority of the remaining directors, even though they may constitute less than a quorum; and each person so elected shall be a director until a successor is elected by the members at the next annual meeting.

Section 3. At any regular or special meeting of the members duly called, any one or more of the directors elected by the members may be removed with cause by a majority of the members present per Article V Section 5, and a successor elected to fill the vacancy thus created. Any director whose removal has been proposed by the members shall be given an opportunity to be heard at the meeting.

Section 4. The first meeting of the newly elected Board of Directors shall be held within ten days of election at such place as shall be fixed by the Directors at the meeting in which such directors were elected, and no notice shall be necessary to the newly elected directors in order legally to constitute such meeting, provided a majority of the whole board shall be present.

Section 5. Regular meetings of the Board of Directors shall be held at such time and place as shall be determined, from time to time, by a majority of the directors, but at least one such meeting shall be held during each fiscal year. Notice of regular meetings of the Board of Directors shall be given to each director, personally or by mail, telephone, or email, at least ten (10) days prior to the day named for such meeting.

Section 6. Special meetings of the Board of Directors may be called by the President on three (days) notice to each director, given personally, or by mail, telephone, or email, which shall state the time, place, and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President or Secretary in like manner and on like notice on the written request of at least three (3) directors.

Section 7. Before or at any meeting of the Board of Directors, any director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a director at any meeting of the Board shall be a waiver of notice by him or the time and place thereof. If all directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

Section 8. At meetings of the Board of Directors, a majority of the directors shall constitute a quorum for the transaction of business, and the acts of the majority of the directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors.

ARTICLE VII

DUTIES OF OFFICERS

Section 1. The President shall preside at all meetings of the membership and of the Board of Directors and shall appoint such committees as he or the Association shall consider expedient or necessary.

Section 2. In the absence of the President, the Vice President shall perform his duties, and, in the absence of both President and Vice President, the Treasurer shall preside and assume the duties of the President.

Section 3. The Secretary shall keep the minutes of all meetings of the membership and of the Board of Directors, shall, if requested, read such minutes at the close of each meeting for approval; and shall provide notification for meetings of the membership or the Board of Directors. The Secretary shall keep accurate account and collect all application fees, dues, and charges due from members, and perform such other duties as may be required by the bylaws, the President, or the Board of Directors.

Section 4. The Treasurer shall have charge of all receipts and monies of the Association, deposit them in the name of the Association in a bank approved by the Board of Directors and disburse such funds as ordered or authorized by the Board of Directors. The Treasurer shall keep regular accounts of all receipts and disbursements, submit the records when requested, and give an itemized statement at regular meetings of the membership. The Treasurer and one board member will jointly sign all checks.

Section 5. The President and Secretary or Treasurer shall, on being so directed by the Board, sign all leases, contracts or other instruments in writing. The use of a corporate seal bearing the name of the Association and the year of its incorporation is hereby authorized and the President or Secretary is empowered to affix it to any instrument on behalf of the corporation; however, the use of a seal is not required to validate any instrument properly executed on behalf of the Association.

ARTICLE VIII

COMPENSATION OF DIRECTORS AND OFFICERS

Neither the officers, directors nor members serving on committees shall receive any salary or compensation for services rendered to the Association unless specifically authorized in advance by the Board of Directors for particular services to be performed. However, the HOA Secretary/Treasurer shall receive the \$25 collection/penalty fee provided under Article IX, Section 2 for collection services rendered. Out-of-pocket expenses incurred on behalf of the Association are reimbursable upon tendering receipts thereof.

ARTICLE IX

MEMBERSHIP AND USAGE FEES

Section 1. Annual dues of \$100.00 per membership are established for road/trail maintenance or other services provided by the Association and may be adjusted from time to time by assent of a majority of the owners of lots in the subdivision. Annual dues may be payable on a monthly basis. The Board shall notify the membership in writing of all dues and assessments and the date upon which they are due and payable, and if periodic, whether payable annually, semiannually, quarterly, or monthly.

Section 2. Any membership fees, dues, usage fees or assessments shall bear interest at the rate of ten percent (10%) for any period of delinquency. Additionally, a \$25 collection/penalty fee will be assessed on January 1 for any dues assessed and unpaid in full for the proceeding year's dues. Additionally, the Board of Directors is empowered, upon five (5) days written notice of any membership fee, usage fee, dues or assessment is delinquent more than ninety days, to cut services to such delinquent member.

The Board of Directors is authorized to bring suit in any appropriate court to collect delinquent membership fees, usage fees, dues and assessments.

The Board of Directors is empowered to file liens on a member's property in the subdivision for any delinquent membership fees, usage fees, dues and assessments, and to foreclose the same as provided by law.

ARTICLE X

FISCAL MANAGEMENT

Section 1. The fiscal year of the Association shall begin on the first day of January every year, except that the first fiscal year of the Association began at the date of incorporation.

Section 2. Books and accounts of the Associations shall be kept under the direction of the Treasurer in accordance with accepted accounting practice.

Section 3. At the close of each fiscal year, the books and records of the Association shall be reviewed by a certified public accountant or other persons acceptable to the Association, whose report will be prepared and presented at the annual meeting. Based on such reports, the Association will furnish the members with a statement of the income and disbursements of the Association for each fiscal year.

Section 4. Financial reports such as are required to be furnished by the Association and the membership records of the corporations shall be available at the principal office of the corporation for inspection at reasonable times by any member.

ARTICLE XI

AMENDMENTS

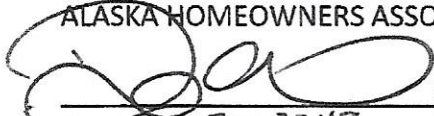
These bylaws may be amended by a two-thirds vote of the members present and voting at any regular or special meeting, provided that a quorum as prescribed in Section 5, Article V herein is present at any such meeting. Amendments may be proposed by the Board of Directors or by petitions signed by at least 20 percent of the members. A statement of any proposed amendment shall accompany the notice of any regular or special meeting in which such proposed amendment shall be voted upon.

ARTICLE XII


DISSOLUTION

In the event of a dissolution of this Association, any cash balance on hand after the costs and expenses of dissolution are paid, will be distributed equally among the members, first deducting or accounting for any delinquency or arrearages owed to the Association by a member.

IN WITNESS WHEREOF, we being all the current Directors of TRAPPER CREEK GLEN ALASKA HOMEOWNERS ASSOCIATION, INC. have hereunto set our hands.


President Box 3249 Date 6/25/22
Address: Palmer 99645
Carter

John L. [Signature] 6/25/22
Secretary 1812 Bowdoin Date
Address: Quintet 99506


Vice President M. Namora Date 6/25/22
Address: 17333 Dogwood Rd
Chugiak, AK 99567

M. J. Jeller 6/25/2022
Treasurer Date
Address: 3245 Dove Ln
Palmer 99645
Weller

[Signature] 6-25-22
Director Date
Address: 5713 Kensi fjords Loop
Anchorage AK 99502
Stollwell

Amended Bylaws:

- Version 1 dated 1981
- Version 2 dated 1997
- Version 2, Change 1 effective 01/01/98
- Version 2, Change 2 effective 01/01/06
- Version 3 dated 2008
- Version 4 dated 2010
- Version 5 this document dated 2022