

**Trapper Creek Glen Homeowners Association  
Annual Membership Meeting  
June 25, 2022  
Mile 118.2 Parks Highway**

Quorum is 24 members/lots represented either in person or by proxy. At least 32 members/lots were in attendance or sent proxies.

The meeting began at 12:05 p.m. Introductions were made by all in attendance.

The group waived the reading of the minutes from the last annual meeting. All meetings (annual and board) minutes are posted on the website, [tcghoa.org](http://tcghoa.org) The annual meeting was noticed to the membership on the website and by postal mail, which also included 2022 dues balances.

Jo Weller provided the Treasurer's report. About \$13,745 in dues has been collected for 2022; that's a bit over half the full amount. The Association closed 2021 with a balance of \$17,636.56. Major expenses in 2021 included about \$10,000 in trail construction materials, equipment and maintenance. Total expenses were \$10,708.48.

John Quinley gave the Secretary's report. There were 44 lots with uncollected dues at the end of 2021 (vs 51 at the end of 2020). Six accounts were recommended and approved by the board for small claims court processing. One has paid, the other five will have action taken this year. About \$10,700 is the value of uncollected dues; About \$6,500 is from four accounts that date back at least five years

Parking lot security was discussed in light of several thefts that have occurred over the winter and summer.

Mystie Rail presented her research into the issue:

There are four important specifications that will need to be considered for any security camera option:

1. CONNECTION: The cameras will need to run on cellular, not wifi. No matter what device is chosen, either a month-to-month or annual contract to run the units on cellular will have to be signed.
2. POWER: Solar power is critical. I doubt anyone is going to volunteer to purchase and change batteries on a regular basis.
3. LIVE VIEW vs IMAGE CAPTURE: Live view is preferred so users can check the cameras from their phone or computer immediately. With image capture cameras, someone would have to pull the SD card to view images. Also, infrared for night images and low light situations.
4. MULTI-USER ACCESS: The ideal option would allow for an administrator account and then multiple users that could access the cameras simultaneously.

**Option 1: Sensera Remote Site Surveillance**

- This would be an expensive upfront cost and monthly subscription, however, it hits all specs mentioned above. I've spoken with the representative a few times and compared other remote site surveillance units. Sensera is used in extreme weather conditions and holds up the best. It's also probably one of the more economical options on the market.

### **Option 2: Game cameras**

Both of these options are great cameras. I prefer Spypoint because they give you 100 free images per month but I imagine we would burn through that quickly. The month-to-month cost is \$10/camera for unlimited images and they will be adding \$5 for 20 videos soon.

[Spypoint Link-S-Dark](#)

[Reveal XB](#)

The downside is only one person can access the app at a time and you would have to share that username & password with anyone that wants to view it. That means anyone that has access to the app can delete images.

The initial investment for Sensera would be between \$2,000 and \$4,000, and monthly fees would be about \$450 for both lots. Other options and providers were discussed, and the members generally thought it was too expensive.

Jason McNamera suggested the option of some solar powered lights and additional signs. A motion was made by McNamera and seconded by several people to have the board look into adding more permanent signs and the possibility of lighting. The motion passed unanimously.

Trail work was discussed. The "Bridge to Nowhere" has failed, with the log supports cracking. McNamera and Brandon Stillwell milled some lumber to provide a temporary solution, and the board approved lumber purchases to make a more permanent fix. The lumber expense was about \$3,500, an excellent price from Moore's Hardware at the Talkeetna Y.

Tom Vickery discussed his plan to contract with a well driller next winter, Clearwater Wells. The company uses an F-150 on tracks and puts in 4-inch well casings. Several people were interested in wells, which will reduce mobilization costs for each buyer, and got together after the meeting to discuss further.

Ralph Lee noted the current fire ban due to very dry and warm conditions, and the need for burn barrel permits when the overall ban is lifted.

Jo Weller discussed the board's intent to move to a paid firm, Double Eagle Realty, doing much of the secretarial work that Nancy Schommer has provided for years as a volunteer (she is stepping down this summer). The fees are expected to be about \$1,800 per year, and include an option to pay dues on-line, maintain ownership records, provide reports to the board, and prepare tax forms. The membership was unanimously in favor of moving forward with the secretarial transition.

Tom Butler moved that the annual meeting in 2023 be held at the Mile 120 parking lot, and there was approval by the membership.

Elections were held. The slate of candidates for the Board of Directors was: Jack Timm, Meghan Clemens, Jason McNamera, Brandon Stillwell, and Jo Weller. They were elected by a unanimous vote and will serve one-year terms.

The meeting adjourned at approximately 1:30 p.m.

**Board of Directors Meeting  
Trapper Creek Glen Homeowners Association  
June 25, 2022 Mile 118.2 Parks Highway**

The first meeting of the 2022/2023 Trapper Creek Glen HOA Board of Directors was held immediately following the annual general membership meeting, on Saturday, June 25<sup>th</sup>, at the mile 118 parking lot.

Present were: Jason McNamara, Brandon Stilwell and Jo Weller. Also in attendance was Jean Hartman, the HOA corporate registered agent. A quorum was established (three present of five elected directors.)

Jo Weller nominated the following slate of officers:

Jack Timm – President

Jason McNamara – Vice President

Meghan Clemens – Secretary

Jo Weller – Treasurer

Brandon Stillwell, Member at Large

Brandon Stilwell seconded; the above-listed officers were elected by unanimous consent.

The meeting was adjourned.