

**Trapper Greek Glen Homeowners Association
Board of Directors Meeting
January 28, 2023
10 a.m. via Zoom**

Attending: Jack Timm, Jason McNamera, Jo Weller, Meghan Clemens, Brandon Stillwell

Jo Weller provided an update on the transition to working with Double Eagle Real Estate to manage dues collection and tracking, at an expense of \$150/month starting in January to be billed quarterly. Double Eagle will send out dues notices this spring; in addition to the continued ability to pay by check, members will now have the option to pay dues online.

Jason McNamera reported out on a successful project to replace a failed bridge in 2022. Completed at a cost of \$3,400 in lumber expenses, the new bridge spans 30 feet and stands approximately 2 feet higher than the prior structure.

The board reviewed the Trail Report prepared by John Quinley, documenting several instances of trail improvement work completed by TCG members in 2022 on public access trails leading to the subdivision and beyond. The board unanimously approved the report to be sent to the Matanuska-Susitna Borough.

Jack Timm explained that a family medical emergency prevented completing a planned trail assessment with Jon Underwood of Happy Trails in 2022. In addition to providing recommendations and estimates regarding trail work, the assessment is necessary for grant applications. The board agreed to pursue the Happy Trails assessment for the 118 and 121 trails in summer 2023 at a fee of \$500.

Jo Weller reviewed the Treasurer's Report for 2022. End of year (12/31/22) balance is \$22,619.25, about \$5,000 more than January 1, 2022. Last year, the HOA initiated small claims action against 6 members that had outstanding dues; 5 paid as a result of this action and are now current. The board approved a budget of \$200 for additional dues collection expenses.

Meghan Clemens prepared a report of 2023 trail proposals, comprising 15 requests at a total expense of \$27,773. All requests were approved by the board, although Charlie Martin's \$1,500 request for gravel was reduced to a funding of \$1,000 given the board's prior approval of John Quinley's request for gravel stockpiling along the main trail, bringing the total approved trail improvement budget to \$27,273. The board did not approve setting up fuel accounts for member projects at Three Bears, but will reimburse for fuel expenses. Additionally, the board cannot commit to a three-day window for equipment repair, but the HOA will make a good faith effort to complete any needed repairs in a timely fashion. Jason McNamera offered to head up the process of materials purchase and coordinating delivery, likely around spring break in March.

The board then discussed the annual membership meeting. The board was unanimous in setting June 24, 2023 as the annual meeting date, to commence at noon in the Mile 118 parking lot, and approved a budget of \$100 to provide soft drinks, chips and hot dogs as refreshments. Meghan and Jo offered to coordinate grocery shopping for the event.

Jo inquired about the current status of keys to the HOA PO Box; discussion confirmed that Jo and Meghan both have keys. The board agreed that it made sense for someone with closer proximity to the post office to have a key, and approved Jo giving her key to Jean Hartman.

Meeting adjourned at 11:20 a.m.

	2021 BUDGET	2021 ACTUAL	2022 BUDGET	2022 ACTUAL	2023 BUDGET
BEGINNING BALANCE	14,467.64	14,467.64	17,636.56	17,636.56	22,619.25
Income: Dues, Interest	12,000.00	13,877.40	18,000.00	22,441.27	18,000.00
EXPENSES					
Trail Work	10,500.00	9,474.21	15,160.00	16,075.18	
Tractor	500.00	515.00	500.00	380.61	
Postage	200.00	333.50	200.00	226.32	200.00
Office Supplies	75.00	108.29	75.00	197.05	50.00
Legal	500.00	256.60	600.00	120.00	
Website	340.00	14.88	350.00	398.64	15.00
Misc: Fees, Auditing	150.00	6.00	250.00	60.78	
Management Fee					1800.00
TOTAL EXPENSES	12,265.00	10,708.48	17,135.00	17,458.58	
ENDING BALANCE	14,202.65	17,636.56	18,501.56	22,619.25	