

**Trapper Creek Glen Homeowners Association  
Annual Membership Meeting  
June 24, 2023  
Mile 118.2 Parks Highway**

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

The meeting began at 12:15 p.m.

Meghan Clemens read the minutes from the January board meeting. All meetings (annual and board) are posted on the website, tcghoa.org. The annual meeting was noticed to the membership on the website as well as by email, along with dues reminders.

Jo Weller provided the Treasurer's report. The Association closed 2022 with \$22,619.25. Dues income and interest total 13,696.71 and expenses came to \$19,636.68, the bulk of which is represented by lumber/post expenditures. Ending balance as of June 2023 came to \$16,679.

Jason McNamara provided a status update on some 2023 Association-supported trail improvement projects: Tom Butler received roughly \$6k worth of lumber (328 2"x6"s) for boardwalk repair at Laramie, and is about 60% done. George Angelou is working on more boardwalk repairs. The main boardwalk is deteriorating and will likely need more work in the future. Additionally, about 700 posts are staged for future boardwalk repairs. Each post is 6"x8"x6" and costs \$7.50, inclusive of delivery; we can probably order more if wanted.

Jean Hartman had no items to report as the Association's Registered Agent, but confirmed she is willing to continue in the role. Jean also agreed to take on mail-checking responsibilities, and accepted a key to the Association's PO Box.

Jack Timm provided a report on an upcoming consultation with Happy Trails. The Association is paying \$500 for two main deliverables:

1. A proposal for how to develop trails within the Association. (This will likely also lead to a bid from Happy Trails to complete some of the proposed plan, as increased dues allow the Association to rely less on volunteer work.)
2. Recommendations on how to break out strategic components of the overall trail development proposal to better allow the Association to apply for grant funding. Happy Trails can also offer grant writing services for a fee.

Jack noted that at this point, Happy Trails will simply deliver the proposal; any additional work will be reviewed prior to approval for additional funding. Jack has offered to meet Jon Underwood of Happy Trails at the Mile 120.5 parking lot for a site visit.

Jo Weller asked the membership for initial impressions of Double Eagle Realty. No negative feedback was offered.

Andrew Stinnell asked if the Association has considered investing in more equipment as opposed to lumber to support trail improvement work, noting that more belly dumps and/or a mini excavator would be useful and that working to raise the ground may be more sustainable than continually repairing

boardwalks. Jason McNamara noted that strategy may be limited to trails off Mile 118.2, given that the Mile 120.5 area is substantially swampier. Jack Timm reminded membership of the opportunity to submit trail proposals and funding requests at the end of the year prior to the January board meeting.

Jason McNamara brought up ongoing concerns about theft and security, noting that two trucks were recently stolen from the 120.5 parking lot (both trucks have since been recovered). Currently, the 120.5 parking lot has approximately 10 signs warning of security surveillance and two fake cameras to serve as deterrents. Jason mentioned that the Association had looked into camera systems in the past and found it difficult to justify the \$2,000 to \$3,000 expense. Andrew Stinnell suggested that more affordable options may be available, noting that he has installed cellular cameras at the 118.2 parking lot at a personal expense of approximately \$500 and an ongoing \$20 monthly fee. Jack Timm noted that proposals to fund security cameras could also be submitted prior to the January board meeting.

Elections were held. All incumbents stood for election unopposed:

Jack Timm – President  
Jason McNamara – Vice President  
Jo Weller – Treasurer  
Meghan Clemens – Secretary  
Brandon Stillwell – Member at Large

Kathy Timm moved to accept the full slate; Bob Stillwell seconded. They were elected by a unanimous vote and will serve one-year terms.

Meghan Clemens read back the meeting minutes. Jason McNamara moved to accept the minutes; Betty Hein seconded.

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

**Board of Directors Meeting**  
**Trapper Creek Glen Homeowners Association**  
**June 24, 2023**  
**Mile 118.2 Parks Highway**

The first meeting of the 2023/2024 Trapper Creek Glen HOA Board of Directors was held immediately following the annual general membership meeting on Saturday, June 24, at the mile 118 parking lot.

Jack Timm, Jason McNamara, Jo Weller, and Meghan Clemens were in attendance. A quorum was established (three present of five elected directors).

Jack Timm nominated the below slate of directors:

Jack Timm – President  
Jason McNamara – Vice President  
Jo Weller – Treasurer  
Meghan Clemens – Secretary  
Brandon Stillwell – Member at Large

Jo Weller seconded; the above listed officers were elected by unanimous consent.

All present agreed to conduct the January board meeting via Zoom.

The meeting was adjourned.