

**Trapper Creek Glen Homeowners Association
Annual Membership Meeting
June 29, 2024
Sheep Creek Lodge**

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 12:05 p.m.

Meghan Clemens read the minutes from the February 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 2023 with \$24,575.19. Dues income and interest totaled \$24,546.24 and expenses came to \$22,590.30, the bulk of which is represented by lumber/post expenditures. Orion Construction did some snow removal work in the 118 and 120 parking lots at an expense of roughly \$800. Ending balance as of June 2023 came to \$23,516.15.

Jo discussed that she plans to sell her cabin within Trapper Creek Glen, with the consequence that she would no longer be eligible to serve as Treasurer. Double Eagle generally provides treasury services for HOA clients, and it is likely that this role is currently covered within the scope of TCG HOA's current agreement with Double Eagle and would not represent new fees; in the past, HOA membership has preferred to keep Treasurer responsibilities with the volunteer board. Double Eagle can also perform the Secretary's function of meeting minutes, although they would require meetings to take place within the workweek. Double Eagle has expressed a strong feeling that the TCG HOA bylaws would need to be updated prior to undertaking these responsibilities.

Jean Hartman had no items to report as the Association's Registered Agent, but confirmed she plans to submit the biannual report July 1.

Jack Timm gave an update on the Happy Trails report: last year, Jon Underwood of Happy Trails reviewed the TCG HOA trail system and compiled a report of recommendations. Membership has not had a chance to see the report yet, but it will be posted on the website at tcghoa.org. Jack suggested that a decision for next year's annual meeting would be to determine whether to consider compliance with the Happy Trail recommendations mandatory or suggested for future trail proposals. The recommendations are designed to extend the life of trail infrastructure. A related discussion is how the HOA should approach instances where the main trail "corner cuts" out of the right-of-way onto private property.

Jack also mentioned that an HOA member had requested a different venue for the annual meeting. John Quinley noted that the annual meeting used to be held in February, shortly after trail proposal approvals and before the spring lumber haul. Some members also suggested that earlier or later in the day on the weekend would be preferable. Andrew Stinnett suggested sending a poll to membership to solicit feedback on month, time and location.

Jack declined to recommend purchasing another year of a paid Zoom membership; several members voiced support for seeking out a free remote meeting solution.

Jack introduced the equipment purchase bank account approved at the February board meeting. Since raising annual dues, the HOA has funds left over from traditional trail improvement material purchases. The HOA board is proposing allocating some of these funds into an account dedicated for equipment purchases, most likely starting with an excavator for the 120 side. Brandon Stillwell noted that the eventual plan is to purchase an excavator for the 118 side as well, given the logistical challenges of transferring equipment between the two sides of the HOA. Jack confirmed that even with the cost of maintenance, it is far more cost effective to purchase equipment rather than rent, particularly given the travel times involved. Mystie Rail suggested that some portion of the equipment savings account be placed in a CD or similar low-risk investment vehicle.

Elections were held:

Andrew Stinnell expressed interest in serving as president, and Jack Timm declined to run again. Andrew was elected as president without opposition.

Incumbent Jason McNamara and Mystie Rail both ran for Vice President, with Mystie receiving 12 votes and Jason receiving 16.

Mystie offered to serve as Treasurer, with Jo Weller declining to run again. Mystie was elected as Treasurer without opposition.

All other incumbents stood for election unopposed. The elected slate of officers stood as follows:

Andrew Stinnell – President
Jason McNamara – Vice President
Mystie Rail – Treasurer
Meghan Clemens – Secretary
Brandon Stillwell – Member at Large

The meeting adjourned at approximately 1:05 p.m.

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

The first meeting of the 2024/2025 Trapper Creek Glen HOA Board of Directors was held immediately following the annual general membership meeting on Saturday, June 29, at the Sheep Creek Lodge.

Andrew Stinnell, Mystie Rail, Brandon Stillwell, and Meghan Clemens were in attendance, with Jason McNamara joining via phone. A quorum was established (at least three present of five elected directors).

All present agreed to solicit 2025 trail proposals with a deadline of Thanksgiving 2024, with a board meeting to follow Wednesday, December 4, 2024 at 6:30 p.m. via Zoom.

The meeting was adjourned.