

Trappers Ridge Homeowners Association Board Meeting Minutes

Meeting date: April 19, 2018

Meeting time: 1:00 p.m. MST

Meeting place: Trappers Ridge Clubhouse

Board Members Present: Russ Watts, Don Stefanik, Betsy Jennings, Phil Coleman, Neil Drew

Golden Aspen LLC Management Team Present: Don Stefanik, Diane Stefanik

2 Homeowners were present.

CALL TO ORDER

The meeting was called to order at 1:07 p.m. by Don Stefanik. Copies of the agenda (CAP headings in minutes) were made available to the board as well as to the homeowners present.

APPROVAL OF PAST MEETING MINUTES

Board Members approved the meeting minutes from the February 22, 2018 Board Meeting.

OLD BUSINESS

- The full bank of replacement mailboxes will take 3-4 weeks for delivery. The cost including installation is \$6400.
- The Trappers Ridge HOA website has been drafted and is being put together at this time. It should be ready within the next month for the Board to troubleshoot and fine tune as needed.

MANAGEMENT UPDATE

- Landscaping: Blue Collar will be doing the irrigation start-up beginning the week of April 23 in addition to regular spring cleanup. Mowing should also begin the same week. The Phase 5 water feature repairs will be completed next, followed by trail resurfacing. Mulch will be applied to approximately 30 homes each year on a 4-year cycle. Mulch will be put down in the initial phase in the summer.
- Roads: Don Stefanik reported that there is a new head of the Weber County Road Dept. They plan to drive through the community together to assess work that needs to be done. Over the winter, Weber County did get complete some curb replacement in Phase 5.
- The sand in the spa is from a broken filter and we are waiting for repair. It is cleaned out several times a day, and there are no dangers other than a sandy suit in using the spa.
- The clubhouse locks will be reprogrammed to allow fob access at 6 am. for owners who wish to use the workout facility early in the morning.

- Don Stefanik will meet with the Fire Warden to survey our neighborhood and get wildfire prevention recommendations.
- The tennis net will be put up soon.

TREASURER'S REPORT

- Neil Drew gave the Treasurer's report. YTD total income through the first quarter of 2018 (3/31/18) was \$99,410 and YTD Expenses were \$74,708. 7 homeowners have not paid their 2nd quarter assessments and they have been contacted. 45 homeowners are still paying the 2017 assessment amounts. They will be contacted individually by email with their updated invoices.
- Reserve Fund Expenditures: Both TVs in the clubhouse have been replaced, and our DIRECTV service was updated. 22 new chaise lounges have been purchased for the pool area.

ANNEXATION OF LAND TO THE N.E. OF TRAPPERS COURT

- When Wolf Creek was auctioned off, Summit purchased all of the unencumbered land that was for sale. John Lewis now owns a very small triangle of land immediately above Trappers Court, extending from the eastern fence line to the trail near the Trappers Ridge entry. He has offered this piece of land to us at no cost. There would be some annexation costs for us for the engineering study necessary to complete the annexation process with the county. The Board moved and seconded a motion to accept John's offer.

UPDATE ON REVISED CC&RS AND BYLAWS

The CCR and Bylaw Amendments have been reviewed by our new five-member board. Some changes have been proposed based on input from owners. The amended documents will be put out to a vote by owners soon.

NEW BUSINESS/POOL RULES

A letter will be sent this week to all owners with copies of the current community and clubhouse rules. The Board discussed having an attendant or neighborhood volunteers monitor pool usage on weekends.

HOMEOWNER INPUT

ADJOURN

The meeting was adjourned at 2:20 p.m.