

## **Trappers Ridge Homeowners Association Board Meeting Minutes**

Meeting date: December 11, 2018

Meeting time: 12:00 p.m. MST

Meeting place: Trappers Ridge Clubhouse

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

Golden Aspen LLC Management Team Present: Don Stefanik

No Homeowners were present.

### **CALL TO ORDER**

The meeting was called to order at 12:05 pm by Don Stefanik.

### **APPROVAL OF PAST MEETING MINUTES**

Board Members approved the meeting minutes from the October 18, 2018 Board Meeting.

### **ANNUAL MEETING**

The 2019 Annual Meeting will be held on Friday, Feb. 15, 2019 at 4:00 p.m. at the Trappers Ridge Clubhouse. The first quarter 2019 Board Meeting will be held on February 19, 2019 at 12:00 p.m. at the Trappers Ridge Clubhouse. The rest of the 2019 board meeting dates will be announced at a later date.

### **BOARD MEMBER ELECTION**

Three positions are opening up for election/reelection to the Board of Directors this year. The nomination period has been extended to Jan. 2, 2019.

### **BUDGET**

Betsy Jennings presented the January 1-November 30, 2018 status of the Operational and Reserve accounts. Don Stefanik shared a draft of the 2019 budget which will be reviewed and finalized by the board after the close of the fiscal year (Dec. 31, 2018).

### **ANNEXATION OF PARCEL TO TRAPPERS RIDGE COMMON AREA**

Don Stefanik gave an update regarding the annexation of the parcel near the northeast of Trappers Ridge. It is hoped that we can get it through the Weber County process before the end of the year.

### **PLATTING PHASE 7**

Russ Watts presented plans for Phase 7A. While he will be putting in all utilities and sewer lines along the connector road of Bighorn Parkway (now a dirt construction road) between Phases 6

and 3, Phase 7A will extend only half way between those two existing phases. It will consist of five homes on the downhill side adjacent to Phase 6. The road will be paved to the end of Phase 7A. Currently four of the five lots in Phase 7 have deposits on them.

#### LANDSCAPE COMMITTEE

A committee has been formed to analyze the current condition of landscaping, amenities and common areas. The nine-member committee consists of the Board of Directors and four outside experts. The Landscape Committee (LANCOM) met in late November and will meet again in January for the second and perhaps last time. From LANCOM recommendations will come a 2 and 5 year plan for landscape maintenance and upgrades. The meeting agenda with follow-up notes will be distributed before the Christmas break.

Two major initiatives being studied are the installation of wifi irrigation clocks and timers and conversion of some turf areas to Xeriscaping.

#### LANDSCAPE CONTRACT

The Board voted to approve a two year extension to our contract with Blue Collar Landscaping with no cost change to what we are currently paying.

#### APRES SKI EVENTS

Two après ski events will be held at the Trappers Ridge Clubhouse during the ski season. The first will be on December 29 and the second will be in February. The standard rental fee will be paid by Watts Group.

#### NEW BUSINESS

The board agreed to move ahead with plans for a voluntary phase-in period for implementing the rental and occupancy limit proposal which was shared with homeowners during the voting period for the CC&Rs. More information will come out in January.

#### ADJOURN

The meeting was adjourned at 1:20 pm.