

# Trappers Pointe HOA Board Meeting Agenda and Minutes

*February 6, 2023  
7:00 PM to 8:00 PM  
Vogt Residence*

## **Minutes:**

Trapper's Pointe HOA Board held a meeting February 6, 2023 at 7:00 PM. All Board members and Manager attended. The posted agenda was followed and comments were made regarding the unpaid fees and Delinquent Assessment Plan. No changes were proposed for the Reserve Study. Kathy reported that the county was not going to adjust/improve snow plowing in the neighborhood. The board discussed the manager's role and expressed appreciation and possibly reducing his role to website manager. Comments were made that heavy snow might hinder an Easter egg hunt and the desire to continue to provide social activities.

A motion was made and seconded to pay Brent Beattie \$10 quarterly to reimburse electricity cost for entrance tree lights. The motion passed unanimously.

A motion was made and seconded for Kathy Haws to become the secretary and social chair. The motion passed unanimously.

## **Agenda:**

1. Welcome/Administration
2. Assessment Fees Paid and Unpaid
3. Delinquent Assessment Plan
4. 2023 Budget
5. Reserve Study
6. Open Discussion
7. Adjourn

## ***Trappers Pointe HOA Board Meeting Agenda***

*March 13, 2023*

*7:00 PM to 8:00 PM*

*Vogt Residence*

### **Minutes:**

The HOA Board met on Monday, March 13, 2023. All Board members were in attendance.

The February minutes were approved.

The board discussed James moving to website manager and the three outstanding HOA dues. Snow issues and flooding were also discussed. Rob has walked the neighborhood and is monitoring the situation as much as possible. It was decided that there is nothing we can do as an HOA but we will be good neighbors and encourage others to do the same in providing help to anyone who needs it.

Spring priorities discussed included disconnecting the unnecessary water line from the discontinued water meter at the park. An Easter egg hunt is unlikely due to snow and/or soaked ground at the park. A motion was made and passed unanimously to use the same company as last year to mow and maintain the park and common area pending checking on their pricing. Another motion to prevent any grass dumping on the common area passed unanimously.

The budget was adjusted to name the light expense Entrance lights instead of Christmas lights. So activities budget was increased to \$1500. \$2500 was moved to common area and \$2000 was moved to the Reserve account.

We are waiting for the updated/revised version of our Reserve Study.

### **Agenda:**

1. Welcome/Administration
2. Assessments Unpaid
3. Spring Priorities
4. 2023 Budget
5. Reserve Study
6. Open Discussion
7. Adjourn

*Trappers Pointe HOA Board Meeting Agenda  
April 10 2023  
7:30 PM to 8:00 PM  
Vogt Residence*

0 Welcome/Administration

0 Finance Review

0 Park Maintenance

0 Fence

0 Reserve Study

0 Open Discussion

0 Adjourn

Meeting minutes of the Trappers Pointe HOA Board  
*July 17 2023*

The monthly meeting was convened at 8:00 PM *at the* Vogt residence

Members in attendance Rob Vogt, Larry Parker, Jim Miller, and Tina Cannon

After a brief welcome and review of any administration duties outstanding the members engaged in the following.

Review of monthly financial statement from June

Review the Park

The following was discussed.

- The need for bids on a potential refurbishment of the sand pile

Action Item: Members of the board to obtain bids to help discuss and develop a path forward

- Water

- Mowing

Review of the Common Ground

Discussed the report developed by Bill Fawcett on the fence replacement possibilities and recommendations

Action Item: Include the report in the Annual Meeting presentation and thank Bill for all his fine effort and request that he brief the subject at the annual meeting.

Discussed the trails the impact of such a long wet winter and the amount of rain that has impacted trail refurbishment and further improvement. The board concurred with possibly funding some mechanical equipment utilization potentially.

Discussed the potential for funding another mowing of the State ground in the early fall.

Discussed the augmenting of the lights in the entrance with additional lights.

Action Item: The board unanimously approved Rob to purchase additional lights

Briefly discussed potential future social events and agreed to postpone until Kathy was in attendance.

Flags to be displayed on 4 July.

Discussed the Reserve Study

## Trappers Pointe HOA Meeting Minutes May 2023

The HOA Board met on May 15<sup>h</sup> with all members present.

There is one household that has not paid the annual fees.

We are waiting for the updated draft of the Reserve Study.

Pro Green Lawn and Landscape will mow and maintain the park. This is the same company that we used last year. The park has a sprinkler that needs rerouting around a tree. We discussed cleaning out the sand area and tilling and replenishing the sand. We decided to do it as homeowners.

Our fence is deteriorating. Rob got some quotes for some options and we will meet with the homeowners on May 23<sup>d</sup> at 7:00 to talk about options and get opinions.

Rob is making arrangements to add some more lights to the entrance trees.

We discussed the status of the trails in the common ground and things look like they wintered well. There are still some wet spots. We addressed people dumping grass clippings in the common area and will stop that practice.

There is a lot of sand from the snowplow and we hope that the county street sweepers will help.

A motion passed to continue to put up flags for some holidays beginning with Memorial Day. Kathy is taking point to contact Ty Gagnon regarding the Veterans.

A social is planned for June 8th at 6:30 PM at the park. It will be potluck appetizers and desserts. Kathy will do flyers and arrange tablecloths and paper goods.

Action Item: Rob to follow up with James and find if there were any further updates on our requested response to our previous questions to the provider.

Discussed updating the CCR's to include Statue Compliance

Action Item: Rob and Larry to get further clarification on the subject and potential costs.

Since no non board members where in attendance the was no open discussion

The meeting adjourned at 8:52 PM

## HOA Board Meeting

August 14, 2023 Minutes

The board met at 7:00 PM at Rob's house. Larry, Jim and Kathy were in attendance.

We discussed the park and concluded that there is not enough allotted in this year's budget to replace the weed barrier. Rob has arranged to use a roto tiller to get rid of the weeds. We are planning to seal the cement when the weather cools down.

We discussed the annual HOA meeting. The motion was made and passed unanimously to hold it on Tuesday, September 12<sup>th</sup> at 7:00 PM. Rob has reserved the middle school for the meeting. We will not have a social on September 9<sup>th</sup> as it is too close to the 12<sup>th</sup>.

Kathy was caught up on the motion from the July meeting to bring the CC & Rs into compliance with state laws.

Meeting adjourned.