

# Trappers Pointe Board Meeting Min

Jan 8, 8pm



**Board Members present:** Garrett, Kathy, Russ, Jared

**Approval of meeting min—** Motion Approved

## **Items of business**

- ▮ **Possible New subdivision issues**—Russ found out that they did have a permit for the sign. Questions were raised about building limits of the lots and finding the count min to review the restrictions of building. Some limitation are listed on the plat, however some relators can't find any restrictions. Kathy will and if they can sell the lots and see what we can share about the risks.
- ▮ **Website-** Tina volunteered to talk to James (HOA Manager) about the website. Will follow up with Tina. Garrett talked to Rob and found that we need to have the site for legal issues of posting min and records.
- ▮ **Reserve Fund Plan**—Tina will send an e-mail to James about the Reserve Fund plan. Garrett will get James's number and call him about the website and Reserve Plan.
- ▮ **2024 Budget**—Garrett has the statements and will give them to Tina, so she can create the Budget. All Members of the board need to be on the checking account and savings.

- ▮ **Christmas Party**—Any changes we want for next year? Next Party?---Buy a heater for next year, look this spring for a sale. Maybe do a chili cook-off? Kathy will talk to Dave about getting a date for the horses in Dec 2024.
  
- ▮ **Park Maintenance**-Russ to gather bids for park maintenance. Russ will talk to Troy about mowing the Front entrance twice next year.
  
- ▮ **Other Items disused, but tabled for another meeting.**
  - Parking on HOA land near the west side entrance of open space-no parking vs donation to park-Tabled for now
  - **Trail system committee**-Who is on it? (Steve?) still working? How to improve/help?—will get volunteers in the spring
  - **Architectural Review Committee**—Scott Deru, Rick Francis and Kirk Miller-Still interested in being on the committee. Are they getting any plans submitted? Jared to follow up with them and see if things are going well and if they still want to do it.
  - **Park Reservation**—Sue Kuns? Does she still want to do this? Have there been any issues. -Jared to follow up.

## **New Business?**

**We need to upload the meeting min**

**Jared will send out a text about the meeting as a reminder.**

- ▮ **Next Meeting**- Feb 5th, 8pm at Jared's home.

# Trappers Pointe Board Meeting Min

Feb 5, 8pm



**Board Members present:** Garrett, Kathy, Tina, Russ, Jared

**Approval of meeting min**—Approved

## Items of business

- ▯ **Possible New subdivision issues**—Kathy is talking to a few lawyers about what can be said or about posting plat restrictions. She will talk to the planning commission about enforcement of the restrictions.
- ▯ **Website**- Garrett to call James-has left a few messages. Kathy talked with James and found that we can't take over the website. He will send all of the documents over to Kathy. Tina will search out a domain name. Garrett will work on the website.
- ▯ **Reserve Fund Plan**— James said that there is no revised plan. The plan we have is the plan. After our cost we plan to place the extra in the fund.
- ▯ **2024 Budget**—Tina brought the budget to be reviewed. Plan is to leave rates at 250\$ (voted and approved by all Members) Invoices are ready to go out, need stamps. Copies of the budget were given to all members of the Board. Plan is to keep 5000\$ for the park/Fence from the 2023 budget. Tina will finish and send out.
- ▯ **Christmas Party**—We just need to come up with a date and reserve the horses. Also put in the budget for 2-3 heaters for the Christmas party.
- ▯ **Park Maintenance**-Russ to talk to Troy about mowing the front entrance twice next summer. Russ to get bids for the park next spring.

- ▮ **Other Items disused, but tabled for another meeting.**
  - Parking on HOA land near the west side entrance of open space-no parking vs donation to park-**tabled from last few meetings**
  - **Trail system committee**-Who is on it? (Steve?) still working? How to improve/help?—**will look for volunteers this spring.**
  - **Architectural Review Committee**—Kirk Miller responded, has not had any thing submitted. Is willing to still be on the committee.
  - **Park Reservation**—Sue is willing to continue to help with the park reservation.

### **New Business?**

In the spring we will make an assessment in the spring.

- ▮ **Next Meeting**- March 4th, 8pm at Garretts.

# Trappers Pointe Board Meeting Min

March 4, 8pm



**Board Members present:** Garrett, Kathy, Tina, Russ, Jared

**Approval of meeting min**—Approved

## Items of business

- **Possible New subdivision issues**—Garrett knows that they have sold (the Sign lists some as sold). Kathy suggested if they have that we write up a writ of Mandamus(SP?) and file it with the city. To make sure they keep to the agreements and rules set out for easements.
- **Website** -Garrett has a draft of our new website and is now waiting for documents from James. Should be up and running this next month.
- **Reserve Fund Plan**— Item Closed. Will be posted on the website when we get it from James.
- **2024 Budget**—Final approval—approved and closed
- **Parties**— Plan for one summer and one winter Party. Kathy will help set up and organize. Russ, Garrett and Jared will help cook. Ideas—Water slides, corn hole, 9 hole, Cox's perform, pumpkin carving.
- **Park Maintenance**-Russ to set up company to do Park maintenance this year.

▮ **Tabled Items:**

- Parking on HOA land near the west side entrance of open space-no parking vs donation to park-**tabled from last few meetings**
- **Trail system committee**-Who is on it? (Steve?) still working? How to improve/help?—**will look for volunteers this spring.**
- **Architectural Review Committee**—Kirk Miller responded, has not had anything submitted. Is willing to still be on the committee.
- **Park Reservation**—Sue is willing to continue to help with the park reservation.
- **Fence**-In the spring we will make an assessment on the fence.

**New Business?**

- ▮ **Next Meeting**- April 8th, 8pm at Kathy's.

# Trappers Pointe Board Meeting Agenda

April 8th, 8pm



## Board Members present:

Approval of meeting min—

## Items of business

- **Possible New subdivision issues**—Garrett knows that they have sold (the Sign lists some as sold). Kathy suggested if they have that we write up a writ of Mandamus(SP?) and file it with the city. To make sure they keep to the agreements and rules set out for easements.
- **Website** -Garrett has a draft of our new website and is now waiting for documents from James. Should be up and running this next month.
- **Reserve Fund Plan**— Item Closed. Will be posted on the website when we get it from James.
- **Parties**— Plan for one summer and one winter Party. Kathy will help set up and organize. Russ, Garrett and Jared will help cook. Ideas—Water slides, corn hole, 9 hole, Cox's perform, pumpkin carving.
- **Park Maintenance**-Russ to set up company to do Park maintenance this year.
- **Tabled Items:**
  - Parking on HOA land near the west side entrance of open space-no parking vs donation to park-**tabled from last few meetings**

- **Trail system committee**-Who is on it? (Steve?) still working? How to improve/help?—**will look for volunteers this spring.**
- **Architectural Review Committee**—Kirk Miller responded, has not had any thing submitted. Is willing to still be on the committee.
- **Park Reservation**—Sue is willing to continue to help with the park reservation.
- **Fence**-In the spring we will make an assessment on the fence.

### **New Business?**

- **Next Meeting**- May 6th, 8pm at ??.

# Trappers Pointe Board Meeting Min

June 4th, 8pm



**Board Members present:** Garrett, Kathy, Russ, Jared

**Approval of meeting min**—Approved

## Items of business

- **Parties**— July 15<sup>th</sup>—Cox family Music, corn hole, bounce house. Kathy will make signs for the entrance and Garrett to send out an e-mail. Food- Burgers/Hotdogs-Garrett/Russ and Jared to cook. Buns condiments provided. Paper products provided. Need coolers and ice.
- **Flag days**-Set up process of getting help. Garrett to send out e-mail to get help. WHAT DAYS are we going to put up the flags.
- **Open Area Maintenance**-Russ reported that Troy has mowed the grass at entrance twice. Noticed that there are two piles of dirt/gravel by the fence. People are dumping grass and tree clippings on common areas.
  - **Sealing the Concrete of the basketball court.** Kathy to talk to Rob V about what he has used.
  - **Front Entrance maintenance**-Wixom family to help clean up that area and care for it.
  - **Light on Entrance**-Not turning on at the same time. Russ to talk with them about start times. 8pm?
  - **Bike/Walking trails**- doing well, no issues at this time
  - **Fence**-Garrett and Jared to review fence and get an estimate of what is needed. They will send it to Russ to get info on cost and where to get them.
  - **Sidewalk at park**-Russ to get bids to replace

▯ **Architectural Review Committee** -Jared to find out if Scott, Kirk and Rick still want to be on the committee.

▯ **Next Meeting**- July 1st, 8pm at Garrett's home.

# Trappers Pointe Board Meeting

July Electronic  
meeting 2024 8pm



**Board Members present:** Kathy, Russ, Jared, Garrett Tina

**Approval of meeting min—**

## **Items of business**

- ▣ **Flags for July 4<sup>th</sup>-Tina and about 6 people completed the flags for the 4<sup>th</sup>.**
- ▣ **Summer party plans-**Renting a snow cone machine and a hot dog cooker? Snow cone- yes, hot dog- no. Kathy to arrange and get syrup. Jared and Russ to grill hamburgers and hotdogs. Around 50 to 75 of each. Tina to have 9 Square. Kathy to order a blow up water slide. Cox family band to provide music.
- ▣ **New Business?**
- ▣ Buy a weed Wacker or have Troy mow it with the HOA mower?-Possible work out a deal with troy to mow the strip in exchange for parking spots on the end of the street. Russ to talk to him and bring back for a vote. -Tabled for a different meeting.
- ▣ **Other?**
- ▣ **Next Meeting-** Aug 5<sup>th</sup>, Garrett's house

# Trappers Pointe Board Meeting

Aug 5, 2024 8pm



**Board Members present:** Garrett, Russ, Tina, Kathy, Jared

**Approval of meeting min**—Approved

## Items of business

- ▢ **Fence**- these are custom boards. Blazards in Kamas is where we got them last time. They cut in the fall and winter. Will try to get costs and schedule them if desired.
  - Can we stabilize them this year? Maybe use metal reinforced rods to do it? Jared to look at cost and see if they can be used.
  - Russ to call Blazards to see on costs and delivery time.
- ▢ **Park Maintenance**-Weeds in playground sand. Discussed different methods of getting rid of them and replacing the sand.
  - Bills for mowing the park need to be turned in.
- ▢ **IRS**-Need to be refiled. There were done on a calander, needs to be done on a fiscal year as that is how it was set up. Large and confusing to change the way we have to file them. Tina will get these redone.
- ▢ **Paying the Cox family** for music at the summer party-250\$ to be given to them for music. Motioned and approved by all.
- ▢ September Annual Meeting-Sept 10, 2024 at the park at 6pm. Tina to review finance, Garrett to review and assign topics to the board.
- ▢ Fall party?—Hold off this year
- ▢ Christmas Party—yes
- ▢ Need basketball hoop tool to raise and lower it
- ▢ **Next Meeting**- Sept 10<sup>th</sup> 6 pm at the park

**Trappers Pointe  
Yearly HOA Meeting  
Min  
Sept 10, 2024**



**Board Members present:** Garrett, Kathy, Russ, Jared, Tina

**HOA Members present:** Garrett Hansen, Tina Cannon, Russ Sheridan, Kathy Haws, Jared McFarland, Larry & Donna Parker, Sheila & Lee Roberts, Scott Deru, Chris Springer, Ray Wiggins, Ty Gagnon, Steve Rollings, Rich & Ann Mortensen, Justin Weeks-proxy for Troy and Becky, Brent Webb

**Approval of meeting min**—Approved

**Items of business**

- ▮ **Budget-Tina**
  - Tina reviewed the budget and had handouts that could be reviewed. She went over the costs and where our accounts are currently sitting.
- ▮ **Garrett—**
  - **Flag days**-Set up process of getting help. Garrett to send out e-mail to get help. WHAT DAYS are we going to put up the flags. Ideas about paying the scouts to do it or even some local kids. Most present like the flags, but not many volunteered to make sure they were up.
  - Reviewed the HOA web site and its contents (Meeting Min, Paperwork). Also reviewed the HOA Email. He will send out the web address through the group in an e-mail.
- ▮ **Jared**
  - **Fence review**-Reviewed what our inspection of the fence found. Gave estimates of the cost to fix the fence-see handout
    - ▮ Ideas brought up by HOA members were:

- Use trees instead of a fence-possibly have the HOA pay for the trees, if the home owners on that side would care for them. It was discussed about putting them on the other side of the fence. Tina let everyone know that in order to plant trees there you have to get permission from the State. The HOA did it once and it was long and hard to get for the trees in the opening of the HOA.
- A few of the home owners suggested that we start a committee of those that live along the road to get their input and bring it back to the committee. It was suggested that this committee review the presentation provided last year on the different fences. This was voted on and past

▫ **Russ**

- **Park Review**-He went over what has been going on to maintain the park (mowing and watering). A concern about watering during the day was brought up and he stated that he had talked to them and it has been resolved. He reviewed the broken concrete and that the cost of replacing it was high as no one wanted to come and do just that little bit. Asked that an E-mail be sent out to the HOA asking that if anyone was going to get cement work done see if we could pay for a little to be used on the side walk. Some of the HOA members talked about how the side walk may be repaired by the county? Suggested that someone check with the county to see if they would replace it first.

▫ **Kathy**

- **Party**-Reviewed the summer party and asked about the winter party. A Chili party seemed to be the overall favorite.

▫ **Open Forum**

- **It was mentioned that there are a few bags of fertilizer that the HOA owns at Larry's House.**
- **Kathy brought up a change to the CCNRs**-Remove the mandatory Rubbermaid mail boxes, trees in the strip, and green areas from parking strip. There was a motion made and seconded. It was then voted on and motion was approved.

- **Scott talked about how he has noticed that there is a lot of ground moving behind the subdivision.** Places where it has collapsed into the stream and that the markers have moved. Kathy agreed to call Darin Rasmussen to see if he would be willing to come look.

# Trappers Pointe Board Meeting Agenda

Oct 8, 8pm



**Board Members present:** Kathy, Garrett, Russ and Jared

**Approval of meeting min**—Approved

## **Items of business**

- ▢ **Review Yearly meeting min**-reviewed and approved with additions
- ▢ **Parties**—Kathy to call Tina and Dave about getting the horses and date for Christmas party. Plan is to have Chili and donuts. Garrett and Russ will get fire pits and wood. Russ is going to buy two space heaters. Tina may still have the Tree and decorations.
- ▢ **Fence**-Jared will coordinate a meeting with some of the families along the main road and come up with a few options that can be sent out and voted on. Those that will be invited Bill F, Steve R, Chris S, Ty G, Brent B. The goal is to have 3 -4 options that can be voted on. Each goal will have how it will be paid for and if there will need to be an additional assessment to pay for it. If we can't get enough votes to pass then it will default to repairing the current fence up to about 5000\$ a year (pending finances). This repair will be ongoing every year. Garrett will send the fence presentation that Bill F came up with so that the group will have that information to help review ideas.
- ▢ **Park Maintenance**-Russ will ask then to hold off mowing for a week and then mow one more time to help remove the leaves. Water has been turned off. Russ will pick up the fertilizer from Larry.

## **New Business?**

- ▯ **Flags**-Garrett will send out an e-mail to see if anyone is willing to help put up the flags. If we don't get enough help, then the flags will just be placed by the front entrance of the subdivision.
- ▯ **Voting on changes to the CCNR's**-Garrett will send out a voting on the proposed changes to the CCNRs-mainly removing the need to have the green rubber maid mail box, trees in the parking strip and mandating grass in the parking strip.
  
- ▯ **Next Meeting**- Nov 18<sup>th</sup> 8pm Kathy's home

# Trappers Pointe Board Meeting Agenda

Nov 18, 2024 8pm



## Board Members present:

Approval of meeting min—

## Items of business

- ▢ **Parties—**
  - Kathy date for Christmas party?
  - Plan is to have Chili and donuts.
  - Garrett and Russ will get fire pits and wood.
  - Russ is going to buy two space heaters.
  - Tina may still have the Tree and decorations.
  
- ▢ **Fence**-Jared to review the fence meeting.
  - **Next steps?**
  
- ▢ **Park Maintenance**- Russ will pick up the fertilizer from Larry.

## New Business?

- ▢ **Flags**-Garrett will send out an e-mail to see if anyone is willing to help put up the flags. Was anyone willing?
- ▢ **Voting on changes to the CCNR's**-Garrett will send out a voting on the proposed changes to the CCNRs-When will we send this out?
- ▢ **Other?**
  
- ▢ **Next Meeting**- ?