

Trappers Pointe Board Meeting

Jan 13, 2025 8pm



Board Members present: Kathy, Russ, Jared, Garrett

Approval of meeting min—approved

Items of business

- ▢ **Christmas Party review-**
 - Good outcome
 - Lights on the swing set really lit up the playground
 - Food-lots and it was good and had enough
 - Cocoa Bar was a positive
 - New heaters helped a lot
- ▢ **County Meeting about the roads-**Is someone going to the next meeting on the roads in Morgan county? Next meeting is on Feb 18th. Russ agreed to go, Kathy will get him the information. Kathy will try to get him on the agenda to try to increase the maintenance of our roads.
- ▢ **Contact List-**Review our current list of those in the HOA. A few of the names are out of date and need addresses. Some are now rental homes, will try to get addresses of their owners.
 - Kathy to find info on: Tugmullas old home, People from Texas, and Palmers?
 - Garrett will look into Cody Lindsay/Adam Hazzard, Bigges rental, Vance Reed, Hudleson home?
- ▢ Follow up from previous meeting on changes to the CCNRs.
 - Need to send out a ballot for voting on the parking strip, mail boxes, mandatory trees in the parking strip. Jared to review the process and ensure we follow the CCNRs. Plan is to send a notice to all of the HOA

owners on plan to vote. Will send the Ballot with the notice to be returned via mail or in person at our next board meeting. If we fail to reach the number required, then we can use send out a new ballot to those who voted and complete the vote that way. Jared to review the CCNRs and create the ballot to use. Kathy to talk to Tina about the ability to print out the names and address for the letter.

- ▯ **Fence**-Due to blizzard's burning down Russ will look again to find a different place to buy the posts and rails.
- ▯ **New Business?**
 - Kirk wanted to talk about what he found out about the new subdivision. Garrett to call.
- ▯ **Next Meeting**- Feb 3rd Garrett's home

Trappers Pointe Board Meeting Min

Feb 3, 2025 8pm



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

Approval of meeting min—Approved

Items of business

- ▮ **County Meeting about the roads on Feb 18th**-Russ agreed to go. Kathy to get him on the agenda
- ▮ **Contact List Update-**
 - Kathy to find info on: Tugmullas old home, People from Texas, and Palmers? Kathy will give Garrett info to update
 - Garrett will look into Cody Lindsay/Adam Hazzard, Bigges rental, Vance Reed, Hudleson home?. Garrett to update
- ▮ **CCNRs Changes/voting:** Jared to mail out ballot, Tina to print the envelopes.
 - Review findings and ballot. Reviewed voting ballot and findings about how to make changes.-motion to approve and move forward.
Approved.
- ▮ **Fence**-Russ-do we have a new place to buy the boards and posts-Left message and waiting to hear back
- ▮ **Kirk phone call on new subdivision**-Garrett. Left message and waiting to hear back
- ▮ **New Business?**

- **Fine schedule adopted and voted on. Approved by board based on Article III I,r**
 - **Garrett to check with Rob about what has been done with the home owner about the muddy mess and parking.**
- **Next Meeting-** March 10rd Kathy's home

Trappers Pointe Board Min

March 10th, 2025 8pm



Board Members present: Kathy, Russ, Jared. Tina/Garrett by phone

Approval of meeting min—Approved

Items of business

- **County Meeting about the roads on Feb 18** th-Not really a meeting on roads. County will meet with us if we ask. We can request a maintenance schedule for our roads. Closed
- **Contact List Update-Tina turned in these:**
 - Sheila Roberts 5177 W. Rendezvous Rd, 801-791-1248,
sroberts1948@yahoo.com
 - Shellsey Rollongs 6878 Black Powder Rd, 801-882-1527,
Shellseyrollings@yahoo.com
- **Complete?**
- **CCNRs Changes/voting:** Jared
 - Has it been mailed? Mailed on March 11 th. Will start counting them on our next meeting.
- **Fence**-Russ-do we have a new place to buy the boards and posts—No luck still trying to work with the place in Evanston.

- **Kirk phone call on new subdivision**-Garrett-Tried two more times. No response from him. Will consider it closed.

- **Update on notice for House across from Jim M.** Garrett to contact the previous HOA president to see what has been done in the past, about them parking on the grass. Plan is to send the home owner a letter to ask him to clean up the lawn and park strip in accordance with Section VI, paragraph 21 on Landscaping. Kathy talked to the current renters about it.

- **Photos of property:**



- **New business?**
 - Tina showed a listing of the HOA A/R aging Summary. Listing out

information for the recent ballot and for possible fines for not paying the dues.

**Trapper's Pointe Homeowner's Association
A/R Aging Summary
As of March 9, 2025**

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL	
Lot 01 Beattie	0.00	0.00	250.00	0.00	0.00	250.00	
Lot 02 Belgh	0.00	0.00	0.00	0.00	250.00	250.00	pd 25 But Not 24
Lot 05 Wiggins	0.00	0.00	250.00	0.00	0.00	250.00	
Lot 06 Manning	0.00	0.00	250.00	0.00	0.00	250.00	
Lot 07 Wamsley	0.00	0.00	250.00	0.00	0.00	250.00	
Lot 08 Graham	0.00	0.00	250.00	0.00	250.00	500.00	Owe 2 1/2 years
Lot 09 Huddleston	0.00	0.00	0.00	0.00	-250.00	-250.00	over paid
Lot 12 Holland	0.00	0.00	250.00	0.00	0.00	250.00	
Lot 15 Woodbury	0.00	0.00	250.00	0.00	0.00	250.00	
Lot 21 Walker	0.00	0.00	250.00	0.00	0.00	250.00	
Lot 25 Rollings	0.00	0.00	250.00	0.00	0.00	250.00	
Lot 26 Oldham	0.00	0.00	250.00	0.00	250.00	500.00	Owe 2 years
Lot 27 Butler	0.00	0.00	250.00	0.00	0.00	250.00	
Lot 32 Francis	0.00	0.00	250.00	0.00	0.00	250.00	
Lot 45 Gagnon	0.00	0.00	250.00	0.00	0.00	250.00	
Lot 46 Deru	0.00	0.00	250.00	0.00	0.00	250.00	
Lot 47 Haws	0.00	0.00	250.00	0.00	0.00	250.00	
Lot 49 Hansen	0.00	0.00	250.00	0.00	0.00	250.00	
Lot 51 Sheridan	0.00	0.00	250.00	0.00	0.00	250.00	
Lot 52 Kramer	0.00	0.00	250.00	0.00	0.00	250.00	
Lot 54 Mortensen	0.00	0.00	250.00	0.00	0.00	250.00	
Lot 55 Thompson	0.00	0.00	250.00	0.00	0.00	250.00	
Lot 58 Warner	0.00	0.00	250.00	0.00	0.00	250.00	
Lot 60 Roundy	0.00	0.00	250.00	0.00	0.00	250.00	pd 4 years
Lot 61 Miller, Kirk	0.00	0.00	0.00	0.00	-250.00	-250.00	-pd 3/9/25
Lot 64 Miller	0.00	0.00	250.00	0.00	0.00	250.00	
Lot 65 Kearney	0.00	0.00	250.00	0.00	0.00	250.00	
Lot 66 Jones	0.00	0.00	250.00	0.00	0.00	250.00	
Lot 67 Johnson	0.00	250.00	0.00	0.00	0.00	250.00	Owe 2 years
Lot 68 Springer/Bull	0.00	0.00	250.00	0.00	250.00	500.00	7000
TOTAL	0.00	250.00	6,500.00	0.00	500.00	7,250.00	

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**Trapper's Pointe Homeowner's Association
Balance Sheet
As of March 10, 2025**

	Mar 10, 25
ASSETS	
Current Assets	
Checking/Savings	
First National Bank of Morgan	31,810.80
Reserve Account TPHOA	25,049.84
Total Checking/Savings	56,860.64
Accounts Receivable	
Accounts Receivable	7,000.00
Total Accounts Receivable	7,000.00
Other Current Assets	0.00
Total Current Assets	63,860.64
TOTAL ASSETS	63,860.64
LIABILITIES & EQUITY	
Equity	
Retained Earnings	47,183.56
Net Income	16,677.08
Total Equity	63,860.64
TOTAL LIABILITIES & EQUITY	63,860.64

o Talked about the need to reseal the concrete on the basketball court.

Tina going to pick it up and Garrett to text the kind to get.

o Reviewed plans for the HOA parties. Plan is to do 1 summer and 1

- Tina turned in the 2024 Bank statements for filing. Jared to keep until new HOA presidency is formed and will give them to the new group.

□ **Next Meeting-** April 7th at 8pm. Jared's house.

Trappers Pointe Board Min

April 7, 2025 8pm



Board Members present: Tina, Kathy, Jared, Russ-by phone

Approval of meeting min—approved

Items of business

- ▢ **CCNRs Changes/voting:** Jared
 - We have received 20 so far. Majority are for the changes. Will come up with the names of those that are able to vote (upto date on fees) and we will go out and see if they want to vote. Hopefully have a total next meeting

- ▢ **Fence**-Russ gave Jared the phone number of the place he was trying. They said they could get them pressure treated. Jared to call and if no response we can go with the local lumber group.

- ▢ **Update on notice for House across from Jim M.** Garrett-pushed to next meeting.

- ▢ **Listing of HOA A/R, what are our next steps?** Second notices to be sent out.

- ▢ **When to reseal the concrete on the basketball court? Plan to complete on the 21st of April at 5pm.**
 - **Need a new swing set seat.--Kathy**

- **Spray the weeds in the sand box with weed killer safe for kids and pets.-Jared**
- **More sand to fill holes-Russ**

- **Dates for parties?-Will set dates next time**

- **New business?**
 - **Motion to have 120\$ of Beatties HOA fees be removed for providing power to the entrance lights. Motion approved**
 - **Side walk cement-any one putting in cement?**
 - **Flags on Memorial day?**

- **Next Meeting-** May 5th at 8pm at Russ's house.

Trappers Pointe Board min

May 5th, 2025 8pm



Board Members present: Kathy, Russ, Jared, Tina (phone) and Garrett

Approval of meeting min—Approved

Items of business

- ▣ **CCNRs Changes/voting:** Jared
 - Everyone is to try to visit those we have not talked with or received a vote from. Need to be done by June 11th.
- ▣ **Fence**-30 posts have been ordered. Should be ready near the end of May. They will not deliver because it is a small load. Jared will pick them up. They will be going down by the end of the road.
- ▣ **Update on notice for House across from Jim M.** Garrett-not yet, but He will
- ▣ **Listing of HOA A/R, what are our next steps?** Have the second notices been sent out? not yet, but Tina will.
- ▣ If we have enough sealant we will reseal the pavilion
 - Replace the two other swings-Kathy to get to Jared and Jared to hang
 - Spray the weeds in the sand box-again Jared to do.
 - Move the sand that has been bunched up under the chairs.
 - Spray the weeds in the front flower bed-Jared
 - Do we need to replace the bark on the front entrance? Weber county may have some.
 - Do we need a wrench to move the basketball level?
 - Replace the power relay in the front-Russ
- ▣ Dates for parties?-Will set dates next time
- ▣ Flags on Memorial Day? Yes-Everyone help that can.
- ▣ Keys? Kathy to make more keys for all board members
- ▣ **New business?**
 - **Kathy to get with Morgan City to come check if the ground on the house that is being built is sliding.**

▯ **Next Meeting**- June 2nd at Garrett's house

Trappers Pointe Board Meeting min

June 2nd 2025 8pm



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

Approval of meeting min—Approved

Items of business

- ▣ **CCNRs Changes/voting:** Jared- received 28 so far. Try to go see those that have not voted either way. June 11th is the last day
- ▣ **Fence**-30 posts are finished being cut, now being treated. Hopefully done in a week or so. Jared to call
- ▣ **Update on notice for House across from Jim M.** Letter sent to owner and Renter.
- ▣ **Huddleson lawn is bad, Garrett will send a letter to them.**
- ▣ **Listing of HOA A/R, what are our next steps?**
- ▣ If we have enough sealant we will reseal the pavilion-Tina will get more.
 - Replace the two other swings-Kathy to get to Jared and Jared to hang-Completed
 - Spray the weeds in the sand box-again Jared to do.-Completed
 - Move the sand that has been bunched up under the chairs. - completed
 - Spray the weeds in the front flower bed-Needs done again
 - Do we need to replace the bark on the front entrance? Weber county may have some.
 - Do we need a wrench to move the basketball level?-no
 - Replace the power relay in the front-Russ-it has been purchased, russ to get it fixed

- ▯ Dates for parties?-July 14th Cox family band, bounce house, snow cones, moe Betta?
- ▯ Flags on other days? Flag day do entrance
- ▯ Keys? Kathy to make more keys for all board members-Kathy had 2 more keys made will give them out.
- ▯ What did we hear from Morgan City? Kathy Talked with josh Cook the planning director. Seemed frustrated, but stated that they are talking about the issues with the new subdivision. Stated they would get back to her. She also talked to the county attorney about the issue to make sure he was aware. Kathy will also talk to the County Manager.

- ▯ **Next Meeting**- July 7th Kathy's home.

Trappers Pointe Board Meeting min

July 7, 2025 8pm



Board Members present: Tina, Kathy, Jared

Approval of meeting min—Approved

Items of business

- ▢ **CCNRs Changes/voting:** Voting has ended. We did not receive the 75% margin of votes to make the changes. The votes were mostly positive for the changes, but we did not get enough.
- ▢ **Fence**-Jared to pick up the posts this week.
- ▢ **Update on notice for House across from Jim M and the Huddelson home.** No change with the home across from Jims house. Next steps? Huddelson's home looks better.

- ▢ If we have enough sealant we will reseal the pavilion-Tina will get more-Has not gone to St George. Will get it next time she is down there.
 - Spray the weeds in the front flower bed/sand box-Needs to be done again
 - Do we need to replace the bark on the front entrance? Not at this time
 - Replace the power relay in the front-Completed--Tabled

- ▢ Dates for parties?-July 14th 6pm. Cox family band, water bounce house, snow cones, Kathy chicken and rice, Jared to Grill hotdogs.

- ▢ Flags on other days?—need more help, send out e-mail.

- ▢ September annual meeting planning? New board?-Tabled
 - Mail out annual meeting notice in Aug. Tina to print out envelopes. Looking at September 9th. Annual meeting notice.

- ▯ Kathy to make more keys for all board members-Kathy had 2 more keys made will give them out. Tina and Jared got keys
- ▯ **Next Meeting**- Aug 4th?

Trappers Pointe Board meeting min

Aug 4, 2025 8pm



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

Approval of meeting min—Approved

Items of business

- ▢ **Fence**-Plan, a specific day/days or just as we can? Next steps?-Start at corner, Jared to call Blue stakes and get them marked. Jared to call and get an estimate for the Rail boards.
- ▢ **Update on notice for House across from Jim M and the Huddelson home.** No change with the home across from Jims house.-Garrett resent a letter to them. Huddelson's home looks better.
 - Spray the weeds in the front flower bed/sand box-Needs to be done again
 - Replace the power relay in the front-Russ?
 - Replacing lights on sign-completed
- ▢ Flags on other days?—need more help, send out e-mail.
- ▢ **September annual meeting** planning? New board?
 - Jared to come up with announcement and invitation. Including Law Suit, rental units and election. Mail out annual meeting notice in Aug. Tina to print out envelopes. Looking at September 9th. Annual meeting notice.
- ▢ **Rental Apartments:** Garrett's suggested changes for rental apartments in the HOA. Review at annual meeting to get input.
- ▢ **Law suit?** Contacted state farm, and Steve Noel Attorney. State Farm took over and appointed an attorney and deal with the response.

□ **Next Meeting**- Sept 9th 6:30 at the park.

Trappers Pointe HOA Annual Meeting

When: September 9th 6:30 pm

Where: HOA Park Pavilion

Hello everyone! It is that time of year again where we have the HOA annual meeting. We need your input. We have a few items that need to be reviewed and discussed as an HOA. It is also that time where a few of the board members cycle off of the board and new ones are elected. Come nominate yourself or your neighbor if you think they would do a great job. Hope to see you there!

Items to be discussed:

- ▣ **Election of new Board Members**—it is an election year!
- ▣ **Budget**-review of annual budget
- ▣ **Rental units**-we have been asked to review rentals (long and short term types)
- ▣ **Lawsuit against the HOA**-recently the HOA was served notice of a lawsuit from an accident just about 5 years ago.
- ▣ **Open floor**