



2024 ANNUAL MEETING AGENDA
DECEMBER 12, 2024 @ 6:00 pm
Denali Chamber of Commerce Building

MEETING MINUTES

Virtual meeting via Zoom (5:50 check-in)

<https://zoom.us/j/96285027617?pwd=wZKeI9yIDJF8dsfygORVTNhBaW4aUh.1>

Meeting ID: 962 8502 7617 Passcode: 184216

By phone: +1 253 215 8782 US or +1 346 248 7799 US

MUST BE PRESENT IN-PERSON or ZOOM to VOTE
Please see HOA website for Proxy Voting Form

MEETING STARTED

6:06, Fred, Annette, Kathleen, and Raechel Present at the beginning of meeting

1. Call to Order.

- a. Approve Agenda

Kathleen motioned to approve agenda, Raechel Seconded, motion approved 4-0

2. Proof of Notice of Meeting.

3. Approval of Minutes of Preceding Meetings.

- a. Minutes of Special Meeting held November 12, 2024

Kathleen motioned to approve the minutes of the last meeting, Fred Seconded, Motion passed 4-0

4. Reports.

- a. President - none
- b. Vice President - none
- c. Treasurer – *Reviewed Financial Statements*

5. Establish Number and Term of Memberships of the Board of Directors.

VACANT SEAT (can be appointed by BOD) Term Ends: December 2025

Fred Wallis - Term Ends: December 2024

Annette Ziegman – Term Ends: December 2026

Kathleen Kelly – Term Ends: December 2025

Raechel Chepoda – Term Ends: December 2026

6. Election of the Board of Directors.

- a. Board elections (Vote by members) (Fred)
 - i. Board election process – *Resolution IV 11 - to allow virtual meeting attendance now requires digital voting, no longer voting in-person at annual meeting*
 - ii. Introduce board candidates
 - iii. Question & Answer for board candidates

7. Ratification of 2025 Budget (Vote by members during meeting)

Kathleen motioned to approve 2025 budget as presented, Fred seconded, motion passed 3-0-1

No member objection to budget, 2025 is approved.

8. Waiver and Permit Requests.

- a. 2024 ANNUAL BUSINESS REGISTRATION APPROVAL
None

9. Committee & Unfinished Business.

- a. Road Committee (Jennifer & Board)
 - i. Update – members, guiding document
 - ii. 2024-25 Road Contract
 - iii. 2024 Road Projects – Carbon Road and Sulfide Loop East Entrance
 - iv. 2025 Road Projects – Graphite Court
- b. 2024 Dues and Past Dues (Jennifer)
 - i. Small Claims for Past Dues hitting 3 years
 - ii. Collection Agency Update
- c. Road Improvement Plan (Annette)
 - i. FY25 Grant Road Work Estimate/Request for Bids

10. New Business.

- a. FY26 Borough grant application (BOD Vote) (Jennifer)
 - i. Go over new grant process

Kathleen moved to vote to approve application for road maintenance grant in the amount of \$20,000, Fred seconded, motion passed 3-0-1

No member objection to budget, 2025 is approved.

- b. Introduce new Admin/Accounting – Assistant Secretary Contract
 - i. Michael Antle – January 1 2025 – December 31 2026
- c. Discuss another work session for non-compliance issues

11. Next Meeting Date.

January 21, 2025, time 6:30 PM - Notice mailed out on 1.11.2025, and emailed to those that opted out of physical mail.

12. Public Comments.

George Haskins asked about grants and discussed Graphite land project in depth.

13. Final Member Comments.

None

Attachment A - 2024 Q2 Financial Statements

Attachment B – Road Committee

Attachment C – HOA Road Contract

Attachment D – Accounting Services Contract