

Meeting Minutes



QUARTERLY MEETING AGENDA

April 25, 2023 @ 5:30 pm

Virtual meeting via Zoom (5:20 check-in)

<https://us06web.zoom.us/j/85061472279?pwd=cktgSTVnbWRaSFfuSDI4NzU3KzI0Zz09>

Meeting ID: 850 6147 2279 Passcode: 884902

By phone: +1 253 205 0468 or +1 669 444 9171

CHANGES TO MEETING STRUCTURE:

Member comment will not be held to the end.

After an item has been introduced by presenter, comment will open to all members (please limit comment to 2 minutes), followed by a discussion and vote, if necessary, by the Board.

1. **Call to Order** at 5:36pm. *All members were present at the start of the meeting besides Raechel Chopoda, she joined shortly after.*
2. **Proof of Notice of Meeting.** *Physical Mailings sent out, email notices, website posting and post office community board.*
3. **Approval of Minutes of Preceding Meetings.**
 - a. Minutes of Meeting held March 1, 2023, Special Meeting
 - b. Minutes of Meeting held April 11, 2023, HOA Board Meeting*Minutes approved unanimously.*
4. **Reports.**
 - a. President: *Updates about the work sessions that have been held since the last meeting*
 - b. Vice President: *No Report*
 - c. Treasurer: *Went over Q1 Balance Sheet.*
5. **Waiver and Permit Requests.**
 - a. Review and BOD vote on applications received by April 25, 2023
 - i. 1 - Overnight Rental. *Denali Hideaway- Kesslyn motioned to approve, Kathleen seconded, no discussion, motion passed.*
 - ii. 1 - Business Application *Shreeve Monthly Rental - Kesslyn motioned to approve, Ike seconded, no discussion, motion passed.*

6. Committee & Unfinished Business.

- a. Road Contract review and vote by BOD (Kesslyn) *No vote needed, Evans is not in a rush to sign contract since the contract start date is October 1. We will continue under the current road contract. Please remove old trash can boxes and other obstacles in the road right of way. Review cul-de-sacs with nowhere for snow piles to go. Discussed idea to improve break-up. Group need to road improvement planning.*
- b. Vote by BOD on Resolution P-003 Overnight Rental Application and Fee and adoption of new form "Business Registration Approval" (Kesslyn) *Kathleen motioned to approved P-003, Ike seconded, no discussion, motioned did not pass 2 –yes, 3 – no. P-003 Resolution failed. Kathleen motioned to approve new business registration form, Kesslyn seconded, no discussion, motioned passed 4 yes-1 no.*
- c. Vote by BOD of Overnight Rentals Fees Collected (Kesslyn) *Kathleen motioned, Raechel seconded, no discussion, motion passed 4-1.*
- d. Borough Grant Application and IRS Nonprofit Status (Jennifer) *Borough has not denied or approved our \$8K road maintenance and improvement grant. They are requesting we apply for IRS tax-exempt status. Jennifer to complete this task before the Borough's next grant meeting. In October the Borough is having a joint planning session with planning and assembly to discuss how the Borough can support road maintenance without being directly involved in the managing roads.*
- e. Improve Communication and Reduce Cost (Kesslyn) *Jennifer to send out notice to all members if they want to waive their rights to physical meeting notices. This will save costs as well as allow members a choice to opt out of mailings they do not want to receive in their post office box.*

Commented [KKR2]: Does this need some clarification?

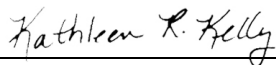
7. New Business.

- a. P-001 Policy and Procedure work session (Kesslyn) *Kathleen motioned to approve P-001, Ike Seconded, no discussion, yes-2, no-3, Resolution P-001 has failed and voted down.*
 - i. Policy & Procedure: Requesting a Waiver *Kathleen motioned to approve waiver form, Ike Seconded, no discussion, 3-no, 2-yes, waiver process is rejected.*
 - ii. Policy & Procedure: Compliance / Lot Review *Kathleen motioned to approve the lot review process, Ike seconded, no discussion, 2-no, 3-yes, process is approved. Lot review group needs to be pulled together.*

- iii. Policy & Procedure: Addressing a Complaint
Discussed that it needs to be a bigger conversation and continue into next work session. Change the word complaint to "request for review".
 - b. Declaration Amendment Discussion (Kesslyn)
Members are upset with Declaration Article VI Section 3. The complaint needs to be addressed. Work session to follow. HOA will ask Usibelli if they will approve the amendment. Then it will be lobbying enough members to vote.
 - c. Healy Spur Road Rehabilitation Project (Jennifer)
Discussed construction outside the HOA this summer. Asked for comments on how to stay proactive instead of reactive with the possible increase of traffic on the north side. Jennifer to talk with PR with the State and discuss our concerns.
 - d. Payment Methods for Annual Dues (Jennifer)
Discussed the HOA can now utilize Quickbooks Online, the HOA can allow to pay by credit card once it is set up. Jennifer to complete process with Kesslyn to set-up payments.
 - e. Denali Borough Street Sign Installation Project (Jennifer)
Informed members the Borough will be installing new street signs this summer within the HOA.
8. **Next meeting date.** *Work session is May 23rd at 6pm, Next Quarterly Meeting is July 11th.*
9. **Final Member comments.** *Discussed waiver process and why it was denied.*

The meeting was adjourned at 8:23 p.m.

Tri-Valley Subdivision Homeowners Association, Inc.



Kathleen Kelly, Secretary