



Meeting Minutes

QUARTERLY MEETING AGENDA

July 11, 2023 @ 5:30 pm

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

<https://us06web.zoom.us/j/83250772002?pwd=THpoZ2xvQ1JOcSttK0NGTVZCRnJOQT09>

Meeting ID: 832 5077 2002 Passcode: 783155

By phone: +1 253 205 0468 or +1 720 707 2699

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 5:34pm. Kesslyn Tench, Raechel Chopoda, and Kathleen Kelly were in attendance. Fred Wallis and Ike Isaacson were not present.
2. **Proof of Notice of Meeting.** - Notices by mail more than 10 days prior, emails to members, post office sign, Facebook announcement
3. **Approval of Minutes of Preceding Meetings.**
 - a. Minutes of Meeting held April 25, 2023, Special Meeting – Kathleen motioned to approve, Kesslyn 2nd, motion passed 3-0.
4. **Reports.**
 - a. President – updates about work sessions, lot reviews, amendment to declaration. Details to follow in the follow slides.
 - b. Vice President – No report.
 - c. Treasurer – 2nd Quarter Financial Statements – Number are to be expected, discussed the \$16K past dues.
5. **Waiver and Permit Requests.**
 - a. Chickens – Kathleen motioned to wait on a vote and have a work session to discuss how to move forward to chicken waivers. Kesslyn 2nd. Motion passed. 3-0

6. Committee & Unfinished Business.

- a. Road Contract review and vote by BOD (Kesslyn) – *We have a new contract agreement with Evans Industries. It will begin October 1 2023 and end September 30 2024. Contract was shared with members. Kathleen motioned to approve Evans Contract, Kesslyn 2nd. Motion passed 3-0.*
- b. Borough Grant Application and IRS Nonprofit Status (Jennifer) – *The HOA was granted its first grant from the Denali Borough. \$8K reimbursement grant will go towards snow removal. The IRS is possibly fining the HOA \$5,000 for not applying for Tax Exempt Status when the association was formed. Fine to be assessed and then petitioned against due to reasonable cause.*
- c. P-001 Policy and Procedure work session (Kesslyn)
 - i. Policy & Procedure: Requesting a Waiver – *Discussed there is still a work session and work needed to develop a process, the HOA needs to remain flexible to its members needs to wants.*
 - ii. Policy & Procedure: Compliance – *Lot Reviews took place July 6th. Kesslyn and Vanessa Stone stayed on the roads/common elements and conducted a full review. Work session planned for August 1 to address how to follow up with lots out of compliance*
 - iii. Policy & Procedure: Addressing a Complaint – *HOA had a trash complaint, followed approved process and with the held of Lion's Club a lot was able to be cleaned up but still needs a lot of work.*
- d. Declaration Amendment Discussion (Kesslyn) – *The Lawyer had a lot to say about removed Declaration Article VI Section 3. Open to discussion with all members. After lawyers' comments, it was discussed to leave it in. Work session is needed to rework the amendment proposal. Also ask Insurance if we are still insurable if we take this out of Declaration.*

7. New Business.

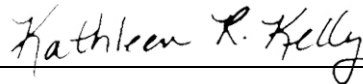
- e. HOA Road Work Session held on June 27th (Kesslyn) – *Discussed priorities seen during the work session. Snow fences as possibility. Removal of trash boxes, flower boxes. Cul-de-sac have minimal for snow storage and cutting back trees on the sides to make room. Projects discussed....culvert map is needed – missing, crushed, are they helping, where we need more....need volunteer. Elevation Map. Also discussed was the free gravel from Exclusive Paving stored at the Community Center, to be spread on Sulfide Way at then West Entrance where flooding occurs.*
- a. Past dues action to be taken by the HOA and work session to develop resolution. Declaration Section 15.3 Liens (Kesslyn) – *HOA will send letter to members hitting the 3 years past dues and that it will be sent to small claims court and a lien would be put against the property*
- b. Board of Directors Application Form – 2 seats up for reelection at annual meeting (Kesslyn)

8. Next meeting date.

Tuesday, August 1st, work session for the compliance isssues
Thursday, November 9th will be the next meeting which is the Annual Meeting.

9. Final Member comments.

Tri-Valley Subdivision Homeowners Association, Inc.

A handwritten signature in cursive script that reads "Kathleen R. Kelly". The signature is written in dark ink and is positioned above a horizontal line.

Kathleen Kelly, Secretary