



ANNUAL MEETING AGENDA MINUTES
November 9, 2023 @ 5:30 pm
Totem Inn Conference Room

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

<https://us06web.zoom.us/j/83250772002?pwd=THpoZ2xvQzljOStKONNGTVZCRnJ0QT09>

Meeting ID: 836 9684 8276 Passcode: 003548

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

MUST BE PRESENT VIA ZOOM or IN PERSON TO VOTE.

Please see HOA website for Proxy Voting Form or look in email

1. Call to Order. At 5:37pm

2. Proof of Notice of Meeting. Notices sent more than 14 days prior via USPS, Post office Sign 30 day, website update for over 2 months, included in other emails as reminders, Facebook updates

3. Approval of Minutes of Preceding Meetings.

a. Minutes of Meeting held July 11, 2023, 2nd Quarter Meeting
Motion to approve minutes. No comments. Minutes were approved 5-0, motion carried.

4. Reports.

a. President:

- 2 quarterly meetings

- 2 special meetings

- 9 Work sessions: Road Maintenance, Lot Compliance, and Overnight Rentals

- Doing Well: More members are involved in making decisions when they come to the work sessions. Attendance from 7 to 12 members at work sessions

- Needs Improvement: Difficult to make decisions on road maintenance. Need a way to have better communication about the road conditions. Will talk about a road committee later in the meeting.

- b. Vice President: Discussed concerns with people expectations and road maintenance money. Wondering if we need to raise annual fees to meet expectations.
- c. Treasurer : Report to be discussed during Budget Ratification

5. Waiver and Permit Requests.

- a. Judy Hundrup: Motion to approve waiver request by Kathleen, like Seconded. Motioned carried. Approved 5-0
 - b. Usibelli Investments: Motion to approve waiver request by Kathleen, like Seconded. Motioned carried. Approved 5-0
- Member comment is to keep voting in mind when allowing this.

6. Committee & Unfinished Business.

- a. Past Dues per Declaration Section 15.3 Liens (Kesslyn)
 - i. Per state statutes past dues hitting 3 years requires the HOA to file a full lawsuit
 - ii. Discuss collection agency for other past dues – Working with who the agency the state uses for collection.
- Discussed 6000 past dues for 2023. Discussed how summer road work is impacted by past dues. Proposing anything past 1 year to collections and 3 years to small claims per declaration.
- Member Comment: Only letting past dues goes 6 months. Small claims can be expensive and double loses possibly. No procedures in place no past due fees or enforcement until 3 years maximum. Help with financial hardships. Voices from people along the Spur Road who do not receive road maintenance.
- Kathleen motioned to move forward to vote with debt collection with past dues hitting 3 years and collections agency with 1 year past dues. like Seconded. Approved 4-1, motioned carried.

- b. FY25 Borough grant application (BOD Vote) (Jennifer)
 - i. Apply for the Denali Borough Matching Grant (\$75,000 max, 20% match)
 - ii. Apply for the Denali Borough Nonprofit Grant (\$25,000 max)
- Kathleen motioned to apply for both grants. like Seconded. Board comments is to go after them and apply for all that we can to improve the roads. Approved 5-0. Motioned carried.

- c. Road contract update and Denali Borough October 18th joint session road maintenance discussion (Kesslyn)
 - i. Development of Road Committee by HOA members
- October 1 – September 30th is the new road contract dates. Contract for \$20,000. Borough had joint session to change the way they do road maintenance and improvement. Road standards will be part of the grant funding. Development of

Road Committee and communication responsibilities. Drifting, tree on road, pot holes, etc. Improve communication.

Kathleen motioned to form a road committee. Ike Secoded. Board discussed this will streamline and help with communication. Discussed all members need to help keep up with the roads. Raechel agreed that part of the reason is poor communication and this is a step in the right direction. Approved 5-0. Motion carried.

7. New Business.

- a. Ratification of 2024 budget (Vote by members during meeting) (Jennifer)
Only one rejection of the budget by a member. 2024 Budget is ratified.

- b. Developing a Fee Schedule (Kesslyn)

- a late payment fee
- a fee for overnight rentals that are operated without the owner living on the property
- a fee for excessive accumulation of trash
- a fee for excessive accumulation of unused vehicles
- a fee for lots with less than one acre per residential unit
- i. Board Discussion
- ii. Open Discussion

Discussed the need for work session to define "unsightly" and "excessive" and understand what is the definition for "us" rural Alaska in a town with many mechanics, etc. Member comment is to stay out of people's business and lots of different opinions about the definitions. Members would vote on any fees that would come forward. (No vote made)

- c. Board elections (Vote by Members) (Kesslyn)

- i. Board election process
 - ii. Introduce board candidates
 - iii. Question & Answer for board candidates
- Introduction to 2 candidates running for the 2 open seats. Email to be sent out with voting website link.

- d. Discuss another work session for non-compliance issues
Nov 14, Tuesday, 5:00pm

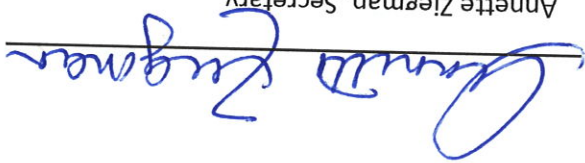
8. Next Meeting Date.

Quarterly Meeting January 9, 2024 5:30pm Zoom

9. Final Member Comments.

Ann - The agenda did not follow the layout in by-laws and regulate voting and how we vote, and refer to state statutes

Tri-Valley Subdivision Homeowners Association, Inc.


Annette Ziegman, Secretary

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