

QUARTERLY MEETING AGENDA – MEETING MINUTES
April 23, 2024 @ 7:00 pm

Virtual meeting via Zoom (6:50 check-in)

<https://us06web.zoom.us/j/84783064529?pwd=HjF15OSShhF678xqPJbBISWuMIQHLa.1>

Meeting ID: 847 8306 4529 Passcode: 667525

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

MUST BE PRESENT VIA ZOOM ON ANY VOTING
Please see HOA website for Proxy Voting Form

1. Call to Order. At 7:02pm
2. **Proof of Notice of Meeting.** *Notice in mail 10 days prior, website update, emails, facebook*

*Motion to adopt agenda, seconded, agenda adopted.
Kesslyn, Fred, Annette, Raechel present, Kathleen not present*

3. **Approval of Minutes of Preceding Meetings.**
 - a. Minutes of Annual Meeting held January 9, 2024
All board members approved the meeting minutes

4. **Reports.**
 - a. President – 1 work session held in 1st quarter for road improvement, road improvement plan completed and on website, thanked members for participating.
 - b. Vice President – no report – roads are in OK shape but ready to be graded
 - c. Secretary/Treasurer – Review 1st Quarter Statements (Attachment A) – reviewed financials. *Said we have not used more than half of the prepaid road maintenance budget.*

5. Waiver and Permit Requests.

- a. 2024 ANNUAL BUSINESS REGISTRATION APPROVAL
 - i. Denali Dens LLC – Abigail Szarkowski – *Annette moved to approve, Fred Seconded, no discussion, Approved 4-0*
 - ii. Willemswood – Mary Beth Willems – *Annette moved to approve, Fred Seconded, no discussion, Approved 4-0*
 - iii. Denali Hideaway – Kamille & Dakota MacIver – *Raechel moved to approve, Annette Seconded, no discussion, Approved 4-0*
 - iv. Alaskan Spruce Cabins – Douglas Stephan – *Annette moved to approve, Raechel Seconded, no discussion, Approved 4-0*

6. Committee & Unfinished Business.

- a. Road Committee (Jennifer)
 - i. Update – members, guiding document (Attachment B) – *Reviewed financials and forecasted budget for 2024 road project work.*
- b. 2024 Dues and Past Dues (Jennifer)
 - i. 2024 dues sent out February 1st
 - 1. Late Fees – *Late fees sent out, new policy and procedure went great and was needed.*
 - ii. Small Claims and Collection Agency Update – *Small claims was started. No work done for Collection Agency at this time.*
- c. FY25 Borough Grant Application (Annette)
 - i. Update from Borough Grant meetings – *Urge members to participate and support the HOA since there is a chance the budget could be changed.*
- d. Developing a Fee Schedule (Kesslyn) – *No work had been conducted during this time. Possibly put together work session.*
 - i. a Fee for Violation of Declaration
 - ii. a Fee for Repeat Violation

7. New Business.

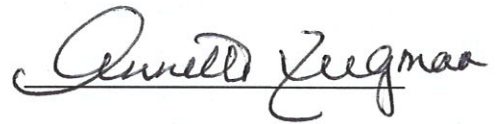
- a. Meeting dates to alternate rotation schedule for shift workers at power plant (Kesslyn)
 - i. Can the start time change to later to accommodate shift workers? – *This was done at this meeting as 7pm and will continue*
- b. Voting by members not present in meeting or by Proxy (Kesslyn) – *put something together to make sure people know proxy voting is allowed*
- c. Road Improvement Plan (Attachment C) (Kesslyn) - *Reviewed plan and discussed 2024 road improvements and summer work. Work session set to review bids and how to execute the Road Improvement Plan with the current budget.*

8. Next Meeting Date. – *Work Session May 21 and 3rd Quarter Meeting July 16th at 7:00pm*

9. **Final Member Comments.** – *No Comments. Board Comment about Fee Schedule hanging out there. There may not be a need anymore, keep on agenda for now. May 11th Heart Walk Subdivision. Ask for touch-up on East Entrance of Sulfide Loop to Evans.*

Meeting Ended at 8:25pm.

Tri-Valley Subdivision Homeowners Association, Inc.

A handwritten signature in cursive script, reading "Annette Ziegman". The signature is written in dark ink and is positioned above the printed name.

Annette Ziegman, Secretary