

**MINUTES OF ANNUAL MEETING  
OF THE TRI-VALLEY SUBDIVISION  
HOMEOWNERS ASSOCIATION, INC.**

The Annual Meeting of Members and the Board of Directors of Tri-Valley Subdivision Homeowners Association, Inc. (the "Corporation"), was held on December 3, 2020, at 6:00 p.m. at the Tri-Valley Community Center in Healy Alaska and by Zoom. Glen Weaver presided at the meeting, and Rebecca Galasso served as Secretary for the meeting.

The following Directors were present: Glen Weaver, Fred Wallis, Keith Walters, and Rebecca Galasso.

The meeting was called to order at 6:05 p.m. The purpose of the Annual Meeting was explained to the Members present at the meeting. In addition to the budget ratification, Members will vote in a new Board Member. As required by the Declaration, 33 1/3% of the Board must be elected by Lot Owners other than the Declarant when lot sales reach 50%.

The Board acknowledged there was proper notification to Members of the Annual Meeting and a quorum was present for the election of a new board member.

Minutes were approved:

- Keith Walters made a motion to approve the minutes from the December 17, 2019 Annual Meeting. It was seconded by Rebecca Galasso.
- Rebecca Galasso made a motion to approve the minutes from the November 9, 2020 Special BOD Meeting. It was seconded by Keith Walters.
- Rebecca Galasso made a motion to approve the minutes from the November 23, 2020 Special BOD Meeting. It was seconded by Keith Walters.

President Glen Weaver gave a report on the history of the HOA.

President Glen Weaver introduced the approved Resolution changing Article IV, Section 11 of the Bylaws to allow Virtual Member Meeting, when allowed by law.

Secretary & Treasurer Rebecca Galasso gave a report on the 2020 financial statements. The budget ratification process was explained to Members. The Board discussed the 2021 proposed budget and answered questions from Members.

The budget was ratified by the majority of Members present. No one opposed the budget as submitted.

Glen Weaver discussed Declarant Control as outlined in the Declaration. Section 7.7 (b)(i) of the Declaration states Declarant Control ends "Sixty (60) days after conveyance to Owners other than the Declarant of seventy-five percent (75%) of the Lots that may be created". The Board estimates this will occur the first quarter of 2021.

Board candidates Terry Miller and Desmond Isaacson were introduced. Members were given the opportunity to ask the candidates questions.

The Rebecca Galasso explained the voting process to Members. Voting will be conducted through Simplyvoting.com and will be open December 4<sup>th</sup> through midnight December 6<sup>th</sup>. Results will be announced December 7<sup>th</sup>.

Opened floor to Member and Board Candidate comments.

The meeting was adjourned at 7:17 p.m.

Tri-Valley Subdivision Homeowners Association, Inc.

A handwritten signature in black ink, appearing to read 'Rebecca Galasso', is written over a horizontal line.

Rebecca Galasso, Secretary