

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

The Special Meeting of Members and the Board of Directors of Tri-Valley Subdivision Homeowners Association, Inc. (the “Corporation”), was held on May 11, 2022, at 5:30 p.m. at the Tri-Valley Community Center in Healy Alaska and by Zoom. Desmond (Ike) Isaacson served as president and Kesslyn Tench served as Secretary for the meeting.

The following Directors were present: Desmond (Ike) Isaacson, Keith Walters, Fred Wallis, Raechel Chepoda and Kesslyn Tench.

The meeting was called to order at 5:40 p.m.

The Board acknowledged there was proper notification to Members via email and postal mail.

Minutes were not approved. They will be available at the next meeting.

President Desmond (Ike) Isaacson gave a report on lots in the subdivision. There are a total of 188 lots plus 2 parks. 11 lots are owned by UCM and 5 lots are owned by Usibelli Investments. 17 remain under the sublease (1 pending sale).

Vice President Fred Wallis had no report.

Secretary & Treasurer Kesslyn Tench gave a report on road maintenance costs. We have spent \$18,800 to date of our \$31,000 budget so just under \$12,000 remain.

Five overnight rental applications were reviewed by the board. All submitted current business licenses and bed tax certificates.

1. Lundeberg Rental (Block 2 Lot 20)
2. Willemswood (Block 6 Lot 20)
3. The Taiga House (Block 5 Lots 11-14)
4. Denali Loginn Bed and Breakfast (Block 4 Lot 14)
5. JRT Rentals (Block 5 Lot 16)

Keith Walters made a motion to approve the five overnight rental applications and Kesslyn Tench seconded the motion. The motion was approved unanimously.

Under Committee & Unfinished Business:

President Desmond (Ike) Isaacson gave a report on the road contract. The contract with UCM ended December 31, 2021. UCM continued with snow removal until a new contract was in place with Evans Industries. Evans Industries has a contract through December 31, 2022. After that, they are interested in a 3-year contract. The floor was opened to Member comments on road maintenance.

Kesslyn Tench reported no updates on changes to the Declaration to allow overnight rentals. Requested four member volunteers for the committee. Emphasized this needs unanimous support.

Kesslyn Tench reported on submitting requests or complaints. The committee is developing a frequently asked questions section on the website. Working to develop a section on the website for individuals to ask further questions.

Rebecca Galasso reported no updates on establishing a fee schedule.

Rebecca Galasso reported on accepting credit card payments. Best option was through QuickBooks. Will proceed with moving to the on-line version of QuickBooks prior to setting up credit cards.


Keith Walters reported on lot inspection. An inspection checklist has been drafted.

Rebecca Galasso reported the HOA will be setting up a new email address for the administration of the HOA (removing rebecca@trivalleyhoa.com) and creating individual email addresses for the board members.

Opened floor to Member and Board Candidate comments.

The meeting was adjourned at 6:34 p.m.

Tri-Valley Subdivision Homeowners Association, Inc.



Kesslyn Tench, Secretary