

TONJESS ESTATES  
Home-Owners' Meeting  
July 11, 2021

The meeting was chaired by John White, President. Meeting convened with eleven property owners present and six proxies. Lacking a quorum, the initial meeting was adjourned, and a second meeting reconvened after a brief hiatus. All attendees were present, and a quorum was accordingly met. (Attendees at encl 1)

The report of the 2019 Meeting Of the association was approved without modification. The (COVID 19 caused) virtual meeting by the executive board of 2020 was accepted unanimously.

President's Report: During the past year was a report of a nuisance in which a “non-bear-proof dumpster” was attracting bears. This was reported to Snow’s Management and the nuisance was abated. There have been no other conflicts to resolve nor any issues to report.

During the meeting the following issues were raised for action by Snow’s Management:

1. The failure of Snows Management to execute the approved annual donation of \$3000.00 to Station 3, Chugiak Volunteer Fire Department, for the years 2017, 2018, and 2019 was discussed. The quorum voted unanimously to pay the approved, funded, but unexecuted arrears. Snow’s management is requested to pay these arrears and to pay this year’s donation to the CVFD.
2. The quorum voted unanimously to request Snow’s Management to provide an updated plat map of the subdivision, indicating owner’s names and phone numbers, to facilitate interaction between association members.
3. The quorum voted unanimously to seek the advice of Snow’s Management as to how members should respond to trespass on members properties by vagrants, hikers, and other nonresident individuals entering the subdivision.
4. The award of a door-prize of \$50 by drawing from attendees at the annual meeting to encourage attendance (approved in 2019) has not been implemented by the association, pending advice of Snow’s Management. Your advice is requested.

After asking for any other matters which should be included, and hearing none, this report was accepted by unanimous consent.

The minutes of the TEHA 2019 meeting were approved by unanimous consent. (encl 2)

The following owners were elected to the association board by unanimous consent:  
Fred Thibodeau and Glen Trombley

The 2019 Finance Report was approved by unanimous consent. (encl 3)

The following owners were elected to serve on the TEHA Board of Directors by unanimous consent: Fred Thibodeau, and Glen Trombley (President). (encl 4)

The 2022 budget was approved by unanimous consent. (encl 5)

When no further discussion was offered, the meeting was adjourned at 6:15 PM.

  
John M White, Jr., President

TEHA 2021 Annual Meeting Attendees  
July 11, 2021

ATTENDING IN PERSON (12)

Joe & Sharon Coe  
Gil and Diane Sheely (2 votes)\*  
Deb Barto (& daughter)  
Fred Thibodeau  
Robert Masterman  
Ricky Moore  
Mary Ann Hartzog  
Steve Harp  
Daphne Bjorgo (2 votes)\*  
John White

PROXY (6)

Shaun and Joyce Sexton  
Audrey and Shane Gray  
Roger Frank  
Dave and Prem Boyer (2 votes)\*  
Glen Trombley

Note: '\*' denotes the owners of two lots

*End!*

Report of TONJESS Estates  
Homeowners' Association Meeting  
July 4, 2019

The meeting was chaired by John White, President. The meeting convened with 13 members represented (9 present and 9 by proxy). Since a quorum was not present the meeting was adjourned and reconvened with all present plus proxies, constituting a quorum. Attendees @ Encl 1.

President's report: During the past year, there have been no conflicts to solve nor any issues to address.

The minutes from the TEHA 2018 meeting were approved by unanimous consent @ Encl 3.

The finance report was approved by unanimous consent.

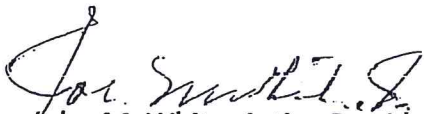
The following owners were elected, by unanimous consent, to serve on the TEHA board of directors. Dave Boyer, new term, 2022, and John White 2022. List of TEHA Board Members @ Encl 4.

The 2019 budget was reviewed and approved by unanimous consent. HOA Dues remain at \$127.00 per lot.

Member Discussion: \*The donation for Chugiak VFD (Station 3) was discussed and John White agreed to consult with the station to determine whether their greatest need was for training funds or whether there should be a change. \*Mrs. Sheely asked whether the \$400.00 Fee for VFD Ambulance transport to hospital, begun by the Begich administration still in was still in effect and John White will consult with the station to determine current status. \*There was a general membership comment as to the desirability of holding the annual meeting in mid-May. John White will report this to Snow's management. \*To Promote attendance, a door prize of \$50.00 was suggested. John White will raise this suggestion with Snow's management.

When it was determined that there was no further business, the meeting was adjourned at 5

Respectfully submitted,

  
John M. White. Acting President

Encl 2

Run Date: 01/12/21  
Run Time: 01:54 PM

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# Tonjess Estates Homeowners Association

Balance Sheet  
As of 12/31/20

## ASSETS

10000	TON NR Checking #7100033872	\$	14,983.14	
TOTAL ASSETS				\$ 14,983.14
				=====

## LIABILITIES & EQUITY

### CURRENT LIABILITIES:

Subtotal Current Liab.		\$	.00
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### RESERVES:

33900	Contingency Reserve	\$	11,633.14	
Subtotal Reserves				\$ 11,633.14

### EQUITY:

Current Year Net Income/(Loss)	\$	3,350.00		
Subtotal Equity			\$ 3,350.00	
TOTAL LIABILITIES & EQUITY				\$ 14,983.14
				=====

Encl 3

## TEHA Board Members for 2022

Glen Trombley \* (President) 2024

John White \*2022

Dave Boyer \*2022

Daphne Bjorgo 2022

Gilbert Sheely 2023

Mary Anne Hartzog

Fred Thibodeau

*Encl 4*

**Tonjess Estates Homeowners Association  
Proposed 2022 Budget**

**January 1 - December 31, 2022  
53 Owners**

	2021 ANNUAL BUDGET	2021 PER UNIT PER YR	2020 PROJECTED	2022 ANNUAL BUDGET	2022 PER UNIT PER YR
<b><i>EXPENSES</i></b>					
MANAGEMENT FEES	\$ 1,500.00	\$ 28.30	\$ 1,500.00	\$ 1,500.00	\$ 28.30
TAX PREPARATION	\$ 400.00	\$ 7.55	\$ 420.00	\$ 420.00	\$ 7.92
INSURANCE	\$ 1,750.00	\$ 33.02	\$ 1,500.00	\$ 1,800.00	\$ 33.96
INCOME TAXES	\$ -	\$ -	\$ -	\$ -	\$ -
MISC. ADMIN EXPENSE	\$ 150.00	\$ 2.83	\$ 100.00	\$ 150.00	\$ 2.83
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 3,800.00</b>	<b>\$ 71.70</b>	<b>\$ 3,520.00</b>	<b>\$ 3,870.00</b>	<b>\$ 73.02</b>
WEBSITE		\$ -		\$ -	\$ -
PICNIC FUND	\$ 100.00	\$ 1.89	\$ 157.00	\$ 160.76	\$ 3.03
CHUGIAK VOLUNTEER FIREFIGHTERS	\$ 2,500.00	\$ 47.17	\$ 2,500.00	\$ 2,500.00	\$ 47.17
COMMUNITY COUNCIL	\$ -	\$ -	\$ -	\$ -	\$ -
MEETING REFRESHMENTS	\$ 281.19	\$ 5.31	\$ -	\$ 200.00	\$ 3.77
<b>TOTAL MAINTENANCE</b>	<b>\$ 2,881.19</b>	<b>\$ 54.36</b>	<b>\$ 2,500.00</b>	<b>\$ 2,860.76</b>	<b>\$ 53.98</b>
<b><i>TOTAL EXPENSES</i></b>	<b>\$ 6,731.00</b>	<b>\$ 127.00</b>	<b>\$ 6,020.00</b>	<b>\$ 6,730.76</b>	<b>\$ 127.00</b>
RETAINED EARNINGS	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b><i>TOTAL ESTIMATED ANNUAL EXPENSE</i></b>	<b>\$ 6,731.00</b>	<b>\$ 127.00</b>		<b>\$ 6,730.76</b>	<b>\$ 127.00</b>
<b><i>TOTAL ASSESSMENT INCOME</i></b>	<b>\$ 6,731.00</b>	<b>\$ 127.00</b>		<b>\$ 6,730.76</b>	<b>\$ 127.00</b>

*Encl 5*