

MCLOA 2016 Annual Winter Meeting Minutes

McCarthy Creek Lot Owners Association meeting held on Thursday, March 10, 2016 from approximately 5:35 PM until 6:50 PM Alaska time via telephone call-in and physical attendance in Anchorage at the offices of Alaska Earth Sciences.

Meeting notes compiled by Dodie Pruessner, MCLOA secretary.

Attendees: 12 (representing 14 Lots, 12 from Phase I, 2 from Phase II)

Scott Clendaniel (**President**) – B 6 L 5 – Ph I

Craig Neil (**Treasurer**) – B 2 L 2 & 3, B 3 L 14 – Ph I

Rob Retherford (**Advisor**) – B 5 L 6 & 7 – PH I

Rob Wesson – B 2 L 9 – Ph I

Bob Cook (**Vice President**) – B 5 L 1 – Ph I

Dodie Pruessner (**Secretary**) – B 8 L 1 – Ph I

Allissa Corrow – B 8 L 11 – Ph

Michelle Latvala – B 3 L 1 – Ph I

Sonny Asbury – B 10 L 2 – Phase II

Dan & Eve Trent – B 10 L 9 – PH II

Beth Hammond – B 6 L 10 – PH I

New President:

Since the 2015 summer meeting Scott Clendaniel has been nominated for president for the McCarthy Creek Lot Owners Association. Scott agreed to serve as president for two years unless there were any other nominations or volunteers; there being none, the motion to elect Scott Clendaniel president was put forward and seconded. A vote brought a unanimous affirmative vote from all nine lot owners present at the beginning of the meeting.

Everyone would like to thank Matt Emht (outgoing MCLOA president) and Rob Wesson (previous MCLOA Secretary) for their years of service on the board and their work to keep this association moving forward.

Financial Report:

Craig Neil – treasurer - gave a quick financial summary, the association currently has \$33,734 in the First National Bank of Anchorage account. This past year \$265.25 was spent from the account for our Accountant Jennifer Rosenbaum, and \$300 for PO Box rental and postage.

Craig had also emailed a balance sheet of all lots with outstanding dues balances to the board members which showed 48 lots with some outstanding balance, eleven of which owe more than \$ 1000.

Sonny Asbury noted that he felt that his figures and the association figures for how much he owed did not match. Craig Neil will work with him outside this meeting to resolve any discrepancies.

It was noted that Scott Clendaniel (President) and Dodie Pruessner (Secretary) signature will need to be added on the bank signature card so they can co-sign any checks. Our by-laws require two signatures on each check.

Dodie Pruessner mentioned that we appear to have an outstanding invoice for our MCLOA.org website. Rob Wesson had been paying for this with his credit card and will look into the matter.

Status of Liens:

Bob Cook called in just in time to give an update on the lien process. He reported that a lawyer had not yet been engaged because we did not have an active president for the association. Now that we have a new president, we can proceed.

Bob reported that he had been in contact with two lawyers, one in Anchorage and one in Valdez and that the one in Valdez may be a little less expensive. Some concern was voiced about logistics if the lawyer is in Valdez and that Anchorage may be more convenient. Most of this process will most likely be handled via the internet and email, so location may not be an issue.

Rob Retherford put forth the motion to: Give our current President the authority to contact a lawyer and request the preparation of liens for lot owners that owe \$1000 or more per lot and for the cost for this process not to exceed \$4000. The motion was seconded and approved by unanimous affirmative vote by 11 lot owners present.

It was noted that Jeremy Cohen (B6 L1 Ph I – not present at meeting) had contacted an attorney in Anchorage last year and may have additional input.

Status of Roads:

The road committee has not meet since the last meeting.

Bob Cook did contact Keith Rowland to get an estimate for cost to fix Granit Avenue from Nazina Road to Kevin Coughlin's driveway (B2 L7) as approved during the summer meeting. This did not move forward as we did not have a president to sign off on the transaction. Bob will get a copy of the proposal and estimate to our new president, Scott Clendaniel, who will move this forward. There were no objections.

Everyone is encouraged to walk the roads when in the area and report any specific problems to members of the road committee or board.

Election of New Officers:

A new president was elected at the beginning of the meeting.

It was noted that the board currently does not have a Vice President. Bob Cook was nominated as vice president; there were no objections and no one opposed.

Scott proposed adding Rob Retherford as an advisor to the board. There were no objections and no one opposed.

See the attendee list at the beginning of the meeting notes for the current board members of the MCLOA.

New Business:

We should figure out what to do with funds in the bank and bring it up at the next meeting.

It was noted that \$30,000 is a lot of money, but could go very quickly if there is any issue that the association has to deal with.

Scott Clendaniel suggested that we should sit tight for future needs and consider not collecting additional dues once the fund reaches \$50,000.

Dodie Pruessner mentioned that our accountant Jenny Rosenbaum had voiced a concern regarding our filling a current tax return as a nonprofit. Craig Neil will coordinate with President Scott C. and Jenny R. to see what needs to be done.

Rob Wesson noted that every two years the secretary needs to file a statement with the Alaska Board for non-profit status. He will get Dodie P. the information. Currently Jeremy Cohen is still listed as the agent. Bob Cook volunteered to be the new agent if needed.

The meeting was closed at 6:50 pm

2016 Summer Meeting:

The 2016 summer meeting is scheduled to be held on Sunday, July 3, 2016 in McCarthy at the cabin of Bob & Sonny Cook (B5, L1, Ph 1) and via call in. Meeting will start at 5 pm, followed by a potluck at 6:30 pm.