

MCLOA 2015 Summer Meeting Minutes

McCarthy Creek Lot Owners Association meeting held on Sunday, July 5, 2015 from approximately 12:10 PM until 2 PM Alaska time via telephone call in and physical attendance in McCarthy at Bob and Sonny Cook's Cabin (Lot 1, Block 5).

Meeting notes compiled by Dodie Pruessner, MCLOA secretary.

Attendees: 11 (representing 9 Lots, 7 from Phase I, 2 from Phase II)

Tony Perelli & Becky King – Block 11 Lot 1 – Phase II

Eve Trent – Block 10 Lot 9 – Phase II

Rob Wesson – Block 2 Lot 9 – Phase I

Matt Emht (President) – Block 3 Lot 8 – Phase I

Bob & Sonny Cook – Block 5 Lot 1 – Phase I

Dodie Pruessner – Block 8 Lot 1 – Phase I

Leif Mjos – Block 5 Lot 4 – Phase I

Lyle & Michelle Latvala – Block 3 Lot 1 – Phase I

Elizabeth Hilker – Block 2 Lot 5 – Phase I

Financial Report:

MCLOA account shows a balance of ~ \$ 31300 for the overall subdivision, funds primarily belonging to phase 1. The outstanding balance for dues and assessments from lot owners is at \$15000, which is down 25% since the annual meeting in March.

Going forward, funds spend on road improvements will be tracked for each Phase I & II and reported in that manner.

Status of Liens:

Bob Cook is working with a lawyer and we have committed to the first two liens. A draft letter is being prepared and will tackle the highest two outstanding \$ amounts first. Then prepare a template to be filed online.

It was noted that the board is always willing to set up a payment plan with anyone that has an outstanding balance against their lot. New buyers should be advised that any outstanding dues will be settled at time of sale as indicated in our bylaws.

Status of Roads:

There was no news from the road committee.

General discussion to improve Granite, which led to a discussion on what can be done by re-distributing some of the existing gravel, which brought up the question as to what equipment would be available to do so. Concern was expressed that any equipment made available would also need maintenance and someone willing to take care of it.

A motion was put forth to fix Granit Ave. from Nazina Road to Kevin Coughlin's driveway (Lot 7, Block 2) for \$1000 or less to be paid from Phase I funds. The members present passed this motion unanimously with Tony Perelli (Lot 1, Block 11, Ph II) abstaining. Details on what the fix entails and specific cost will need to be submitted to the board.

Election of New Officers:

Both the President and Treasurers position are still up for new candidates as both have served 3 or more years. No new volunteers presented themselves at this meeting. Matt Emht our current president will resign at the end of this meeting. Several association members offered to feel out some folks to see if they will take on these positions.

New Business:

Discussion to drill a water well for the subdivision in the future. Currently there is only one successful water well in the subdivision at 264' deep. At \$75 per foot the cost is very substantial and there are no guarantees for the outcome.

Bob Cook (Lot 1, Block 5) suggested a small pump facility that would give access to the pond on his lot with a small diameter hose. Concern was raised as to how the pond replenishes it's water level, but there was interest in this idea.

The meeting was closed. A number of association members stayed after the meeting and went through a fire drill with the equipment and water reservoir stored at the entrance of Sandstone.

2016 Annual Meeting:

Thursday, March 10, 2016 in Anchorage and via call in.