

MCLOA 2015 Annual Winter Meeting Minutes

March 12, 2015

McCarthy Creek Lot Owners Association meeting held on Thursday, March 12, 2015 from approximately 5:40 PM until 7:15 PM Alaska time via telephone call in and some physical attendance in Anchorage at the offices of Alaska Earth Sciences.

Meeting notes compiled by Dodie Pruessner, incoming secretary.

Attendees: 19 (representing 20 Lots, 16 from Phase I, 4 from Phase II)

Craig Neill – Block 2 Lots 2 & 3, Block 3 Lot 14 – Phase I

Ellen Jorgenson – Block 9 Lot 3 – 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

Scott Clendaneil & Maria Benner – Block 6 Lot 5 – Phase I

Bob Cook – Block 5 Lot 1 – Phase I

Dodie Pruessner – Block 8 Lot 1 – Phase I

Rob Retherford – Block 5 Lots 6 & 7 – Phase I

Leif Mjos – Block 5 Lot 4 – Phase I

Beth Hammond – Block 6 Lot 10 – Phase I

Dave Mitchell – Block 8 Lot 3 – Phase I

Tori Milazzo – Block 2 Lot 6 – Phase I

Ande Nazar – Block 7 Lot 2 – Phase I

Bart Kramer – Block 2 Lot 8 – Phase I

Kimberly Alderman – Block 10 Lot 1 – Phase II

Financial Update:

As of December 2014 the MCLOA account shows a balance of ~ \$ 28700; during 2014 we received \$8875 in dues and assessments.

As of January 2015 we show an outstanding balance of \$ 23908 for dues and assessments that have not been paid.

During 2014 MCLOA paid out \$ 6050 for Phase 2 Roadwork and \$275 for Professional Fees.

Discussion of Liens:

Matt Emht started the discussion with a brief review of how we got to where we are today. Some lot owners pay their dues and assessments and some do not. For lots that have outstanding dues there is

no recourse to collect them until the lot is sold, and even then the association may not be aware of the sale happening in all instances. This non-payment of dues by some is not fair to those who have paid and are supporting our MCLOA infrastructure. Some lot owners have not paid any dues since 2001 or owe more than \$1000.

The original road improvements in Phase I were paid by assessments to lot owners in Phase I. Phase II development and lot sales were lagging behind phase I and the few lot owners in phase II did not want to participate in this cost. During March 2012 winter meeting Phase II attendees voted to levy two \$500 assessments on all phase II lot owners to pay for road improvements to Pyrite Avenue to create better access to lots along Malachite Trail. Only some of these assessments have been paid, so the remainder of the bill due for the road work was paid for by funds from the general fund and Phase I to avoid interest penalties. Phase II still needs to reimburse these funds. The planning of these Phase II road improvements and their authority to move forward were a little vague and not coordinated with the MCLOA board. Some Phase II lot owners were caught by surprise by these large assessments or did not even realize they were due.

Liens – there have been a number of discussions at previous meetings regarding lien's, how to implement them and follow through with them. Liens would give MCLOA an avenue to collect the funds due if the property is sold because it is a formal legal document and public record. The general consensus from this meeting is that we should only set up a lien process if we have someone or a group that will champion this effort and follow through on the work that would need to be done.

Bob Cook volunteers to champion the lien process. Ellen Jorgensen is willing to help and reach out to those with outstanding balances. Bob Cook will contact and coordinate with Jeremy Cohen who has previously looked into the cost for the lien effort.

A motion was put forth to set aside funding for Bob Cook to move forward with the lien process but not to exceed \$4000. Liens will be leveed only against lots that own \$1000 or more and the cost of the lien will be included in the total outstanding balance for these lots. We currently have 8 – 10 lots that would qualify. The motion was seconded and a voice vote was tallied. 11 votes yes, 2 votes no, 5 abstained. The motion is passed by a majority. Bob Cook and Ellen Jorgensen will move forward with the process of setting up liens.

Status of Roads:

Rob Wesson indicated that some areas on some of the roads in Phase I could use some work. The far end of Granit Avenue turns into a mud hole by the time you get to Kevin Coughlin place. Now that Jason Esler (sp?) has a piece of equipment (mini-excavator) maybe the subdivision could contact him to do some of the work. That way it could be performed during the summer when it is easier to identify the problem areas compared to late fall or early winter when Roland can get his equipment into the area.

After recent events it was agreed to plan out any needed road work and to make sure any proposed work would be brought to the MCLOA board for approval.

It was suggested that we reactivate the Road Committee and have members walk the roads and identify areas that need work. Road committee members could then make recommendations and summarize need and cost by early June to present to the board and then possible presentation at the summer meeting.

This was proposed as a motion and seconded. There were no objections.

The following volunteered to be part of the road committee: Bob Cook, Kevin Coughlin, Scott Clendaneil and Tony Perelli. There were no objections.

It was suggested that future roadwork should be approved by a larger margin of lot owners from the respective Phase. It was noted that attendance at meetings is traditionally low and that it is therefore difficult to get anything approved at a higher margin.

Election of New Officers:

Both the President and Treasurers position are 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 this summer's meeting.

New Business:

Any MCLOA member can request current information about the subdivision and their lots at any time by emailing or contacting the treasurer.

Any proposals for the summer meeting should be submitted to the board a month before the meeting, so at the beginning of June.

Summer Meeting:

Sunday July 5th at Noon - Potluck at Bob Cooks house