

July 5, 2014

MLOA Summer Meeting Minutes

Treasurer was not able to attend.

No specific financial updates.

Review of phase 2 roadwork/financials

Jenny Rosenbahl has from paid general funds (phase 1 \$) to cover phase 2 roadwork.

1) Estimate was provided; no contract for the work. There was not enough to pay for the road. Two \$500.00 assessments. Some phase 2 people paid up to \$1000.00. Some paid nothing.

2) Bottom Line: Keith Roland was not going to be paid for the work he did and was charging the association interest. There was a possible \$8000.00 payment due. The association agreed to pay Keith with general fund money.

3) Discussed that no future work should be done without a written contract. The person who makes the deal is liable.

4) Lien – must start a lien because the association is getting steamrolled because people haven't paid.

II. Liens Discussion

Volunteer time is needed.

1) How much does it cost?

2) How can the association encourage people to pay dues?

3) Must get a lawyer to negotiate the fees.

4) \$1000.00 and no effort to correspond to pay e.g. reason to place lien.

5) Recommendation to get multiple sets of liens with approximate cost of under \$50.00.

Nancy Cook: Do you feel like people got their money for the road? Yes everyone feels they got their money for the road. Greywacke (SP) insisted on specification of general dues.

6) Association tries to accommodate people.

a. Per rate lien.

- b. Write letter re: when lien starts.
- c. Consider charging interest on liens.
- d. Look for pro-bono Attorney work. Suggestions were Mike McCarthy, Alaska Attorney.
- e. People to champion this effort. Jenny Rosenbalm, Jeremy will look into lawyers.
- f. Bob Cook will help get a packet e.g. lawyer costs (hourly rates).
- g. Larry Cohen was also recommended, Jeremy will speak to him.
- h. Jeremy will look into if there is already existing paperwork.

Motion: \$2000.00 authorized to spend for Liens

- 1) Support Jeremy and Bob in their effort to find lien formats.
- 2) Oct 15, is the date lien after which liens can be assessed.
- 3) To avoid a lien members must make a contract with a schedule for payment.
- 4) Anyone owing over \$1000 without a payment plan contract is subject to a lien.
- 5) The contract must include a 20% per year minimum payment on the original debt.
- 6) Liens can include a 5% fee as well as a prorated fee for all costs associated with the lien.
- 7) There can be a hardship exemption (with approval from a board majority).

Motion: Passed

Motion: Lien amendment

- 1) Letter informing members of the lien is to be delivered by 1/15/2015. President offered to make it happen.
- 2) Board able to authorize liens without further neighborhood vote if it can be done for a cost of up to \$2000 to the subdivision.

Motion: Passed

New Business Item.

- 1) State fund [Revenue Sharing].
- 2) Legitimate home owners association in the university land.
- 3) State dollars for road maintenance may be available.
- 4) Start thinking about a Community Well.
- 5) Look for public funds (Tamara may be able to do leg work).

Motion:

- 1) To get revenue sharing funds. Tamara knows the system.

- 2) Publicly dedicated road \$2800.00 to redo the road.
- 3) Bob will talk to Tamara and Mary Montgomery for lien formats

Fire – Burning update (all NPS burning is now complete, below details state forestry burning)

- 1) Nazina road to subdivision – removing dead downed trees. This will happen partially this year.
- 2) Chris Chester is the contact for the fire burning.
- 3) They will Clear every thing that is a fire hazard up, to, 10 ft from road
- 4) Agreement is to clear 10ft to 8ft to the ditch bordering the road.
- 5) Nazina road to end of the subdivision is state funded. Probably will not finish to the river this year.
- 6) Going forward with previous plans to clear brush.

Motion passed:

Run through Fire Safety equipment. Found need to have booklet and members to understand the equipment and learn how to use it.

After the meeting there was a voluntary fire response equipment review.

Dodie Preussner voted secretary. She accepted. Thank you Dodie.

In attendance:

Diane Milliard
Dodie Preussner
Jeremy Cohen
Nancy Cook
Denise Lopez – akdreamcatcher@yahoo.com
Matthew Emht maddogemht@yahoo.com
David Adams
Bob Cook
Toney Perelli
Rick Girouard
Sharon Girouard