

MINUTES of 2013 SUMMER MEETING

July 6, 2103 @ COOKS, 5pm

Lot owners present: Bob and Sunny Cook, Dixie and Rob Retherford, Lora, Luke and Rachel Bunnell, Robin Raider, Rick and Sharon Girauard, Leif Mjos, Jeremy Cohen, Jason Lobo, Greg Fensterman, Denise Lopez, Dorthie Prossner:

by-phone: Michelle Latuala; Tony Perelli, Becky Kinz

Phase 1 road work - completed / satisfactory

Phase 2 - might need final coat of gravel: nobody present knows / needs final grading according to Sunny

Finances - no more work in progress / \$29,056 / ? check 2 / \$8,532 check 3 / Payable owe Rowcon \$13,050 for Phase 2 work / \$277 owed to Jenny R. / About \$20,000 in outstanding dues

A: Nizina Road: brushing road with Grant, voting 1 year ago to brush to 'ditch' (from MZY Airstrip to End of Subdivision): Haven't been able to do it yet - on fire watch this year...

B. Rowcon Phase 1 work considered done

C. Phase 2 Work (Pirite Rd) / smoothed out, widened, some typar, gravel down where needed. / Might need more gravel near Sunny's place, but will require additional costs if voted for / Keith plans to do final grading this month yet ...

Comments: Sunny - not what he expected, not smooth enough, gravel too rough / Not \$'s worth in his opinion Jason: very rough, needs more work, more \$ if voted for , we need to wait for the final grading and reassess for more work needs. , not happy with the humps in the road, still a lot of mud in the road. Greg & Sunny: suggested that they talk to Keith before he does final grade so he knows our final vision and concerns. (still a lot better than it was)

\$3,000 from general funds / rest from assessments for phase 2

D. Vice President - Denise Lopez volunteered / voted Yes

E. \$532 on postage spent since ? in vovents that letter ned to be mailed (U.S. Postage), not emailed / Bob Cook makes motion we email as many as possible and mail/phone rest / put check box on invoice if want to receive notices by email

Bob's Motion for Bylaws modification: Notifications by email unless otherwise requested / Send notice for vote out with next mailing so we can vote next meeting

F. New Business: Bob Cook made motion regarding unpaid dues, giving the board the power to put lean on property if more than \$1,000 or more owed for over a year. It would require a lawyer. Would do all owners who owe \$1,000 or more at once. Previous estimate was \$50-\$100 per lot owner.

Becky said when she bought MCLOA was inactive so it didn't show up on title. She suggests lowering amount to \$500. Several people suggested this is a good idea financially.

No interest / Fees to obtain lean built into amount owed / will accept payment plans. If fees are not more than \$150 per lot this can be actively pursued.

Phone Yes: Becky / Michelle / Tony & 3 No's - Motion Passed

MORE NEW BUSINESS

Sign needs to be put up again/ Bob has volunteered

Use excess \$ to buy 20 mosquito machines to move around subdivision.....

Maybe we haven't paid a fee to state, so that's why it's inactive? We need an agent for MCLOA to check on this paperwork. We should not be inactive.