

Minutes of 2013 Annual Meeting

The 2013 Annual Meeting of the McCarthy Creek Lot Owners' Association was brought to order at 5:44 AST on March 14, 2013, by President Matt Emht. Physcially present at the offices of Alaska Earth Sciences, Alaska Earth Sciences at 11401 Olive Lane, Anchorage, AK, were Matt Emht, Rob Retherford, Dodie Pruessner, and Laura Bunnell. Present via conference call were Rob Wesson, Mike Craft, Craig Neill, Jeremy Cohen, Greg Fensterman, Scott Clendaniel, and Michelle Latvalla. There being eleven lot owners present in person or on the call, a quorum was declared and the meeting began. Bob Cook (by phone) and Dodie's husband (in person) subsequently joined the meeting.

The National Park Service has completed the burning of neighborhood brush piles in the recently created fire easement between April 23 and May 3, 2013.

- 1) Financial Report** - Craig Neill presented the Financial Report. He reported that as a couple of weeks before the meeting, MCLOA held \$24,150 in the bank. (Statements prepared by the association's bookkeeper indicate that during 2012 the association collected \$1,275 in dues, \$1,200 in Phase II road assessments, and \$200 in voluntary contributions for maintenance of the Nizina Road. During 2012 the association expended \$5,280 for Phase I road work, \$3,000 for Phase II road work, \$702.50 for professional fees, and \$439.24 for postage, office supplies, and bank fees.)
- 2) New Bookkeeper** - Craig reported that the association has retained a bookkeeper, Jennifer Rosenbaum, and that Jenny is doing a great job of putting all our transactions into Quick Books from 2005 on, is improving the quality of our financial records and processes. Dues notices for 2013 will be sent out in April. A considerable discussion followed about the desirability of having all dues notices sent via email, however it was pointed out that not all members have, or at least have supplied, email addresses. It was recommended that members be given the option of receiving dues notices by email only, thereby opting out of snail mail notices. The association will file a tax return once the books are judged to be in satisfactory condition.
- 3) Update on Phase I Roads** - The association contracted with Rowcon, Inc., to do work on the Cinnabar and Sandstone Trail loop, filling in bad spots that had been flagged by the Phase I Roads Committee. Jeremy Cohen reported that the work had been performed satisfactorily. Rowcon was paid \$5,280.
- 4) Update on Phase II Roads Update** - At the 2012 Annual Meeting it had been resolved to assess Phase II members each \$500 in both 2012 and 2013 to begin construction of Phase II Roads. It was also resolved that the Association would advance \$3000 from general funds to begin this work. This resolution was made on the basis of a plan presented by Greg Fensterman to begin Phase II road work on Pyrite. Greg reported that Rowcon, Inc., had substantially completed this work, with only some final grading to be done in in summer, 2013. The total cost of these

improvements will be \$16,500 of which the association has paid \$3,000. The balance of \$13,500 will be paid as assessments are collected from Phase II lot owners, who were reminded that the second assessment of \$500 will be due in 2013. A discussion ensued about future Phase II road work. Greg stated that the initial plan was to work toward completing a loop from Pyrite through Malachite. The work on Pyrite is only the first step. (Subsequent to the meeting Rob Wesson, Jeremy Cohen, and Bob Cook contributed to a road status report that is attached to these minutes.)

5) Update on NPS Fuels Reduction Program - Discussion revealed that the NPS had completed a substantial part of their planned fuels reduction program around the eastern and southern perimeter of the subdivision, but it was not clear whether burning of all the slash had been completed. (It was subsequently learned that NPS plans to complete the burning in April, 2013.)

6) Brushing of the Nizina Road - At the summer meeting in 2012 a motion was passed to request the Alaska Dept of Forestry to perform a light brushing of the Nizina Road where it passes through the subdivision. Light brushing was defined as out to the ditches (where they exist) on either side of the road. Since there had been an email canvas of the members' views about this (which yielded a decidedly negative opinion), there was a discussion about whether this decision had been properly reached. It was acknowledged that the summer meeting had been properly constituted, however, It was MOVED, SECONDED, AND PASSED, that:

The Board should provide both a written and U.S. mail notice of the summer meeting, and, if at all possible, it should provide to members the opportunity to call in (or submit a proxy).

Bob Cook had previously contacted the Department of Forestry, but he did not know the current status of our request.

7) Summer Meeting - The summer meeting will be held at Bob Cook's cabin on Saturday, July 6th, at 5 pm.

8) New Business-

- a) The current board would welcome an additional member to serve a vice-president.
- b) Questions were raised about the University of Alaska's plans with regard to parcels that had been designated as "greenspace." Mike Craft indicated that he would check into this.

The meeting was adjourned at 7:42 AST.

Rob Wesson

Secretary