

Minutes of MCLOA Mid-Summer Meeting @ Bob Cook's - July 5, 2011

MLCOA lot owners in attendance: Christine, Jeremy C, Kirsten R, Rob K, Mark W, Nancy C, Kenda C, Sonny, Greg, Denise, Dora, Bob C, Michelle L.

Board of directors in attendance: Bob C (treasurer), Michelle Latvala (vp)

Guests: James Savage, James Sullivan, Andrew Ruth, Eric Veach – all from NPS Fire Management

FIRE: (James Savage)

- Thanks for all the feedback so far. Progressing with plan to do a shaded fuel break (systematic reduction in trees) according to the maps sent out earlier this spring, following the Section 29 alternative—right along the phase 1 lower boundary and then diagonalling east. Basically creates a space where firefighters can safely work in the event of a fire
- Will start on August 22nd.
- Concerns:
 - o Mark W: never wants that break on the border of his property. Others expressed some interest. James said they could always do lot by lot in the future, by permission only, since even small sections of 'reduced fuels' help firefighters.
 - o Sonny: concerns about beetle eggs in the green piles, which James said they'll come back and burn.
 - o Bob: wanted wood chips, not possible at this point.
 - o General: lots of discussion as to whether the shaded fuel break would become a trail, and whether that was a problem. NPS is not using ATVs to do their work (by foot only) but others will come through. Cut wood available to anyone who wants to haul it.
- **ACTION:** To stay up to speed: email James_Savage@nps.gov and he'll add you to his email updates about the project.

FINANCES: (Bob C)

- \$20,200 in account.

- Lots of discussion and concerns about what money came from dues versus assessment (issue 1) and whether it's easy to tell who hasn't paid and what can be done about it (issue 2).
- **Issue 1: APPROVED:** Resolution : A financial report on how much of the money in the account is from annual dues versus phase 1 road assessments, dating back to Jan 1, 2005, will be done by March 1st, 2012. No financial decisions will be made over \$300 until that's done. (1 opposed).
- **Issue 2: ACTION:** Christine will hand-off the accounting process to a local bookkeeper (possibly Jenny @ Nizina) this summer, so that it will be automated going forward and easy to track, including some kind of receipt system (email only). This was voted on and approved (dues money going to pay an outside accountant for the next 2 years) at the March meeting and just needs to be implemented by the outgoing Treasurer (Christine) and current one (Bob). Going forward, the outside accountant will handle the annual invoicing and tracking of dues and assessments, and the Treasurer will just approve ongoing bills, so the system is intact, consistent, and ensures fairness and protection to all lotowners.

ROADWORK:

- Jeremy: Requests road maintenance be considered in the phase 1 road system including his area; he waited to request this until all Phase I roads were constructed and his tenure as President was over.
- Greg: Asked how roadwork could get started in Phase II, to improve Pyrite. Said he, Sonny, Kim, Diane, and Kyle are all interested. Lots of discussion as to how this could work, but basic point was that Phase II lotowners are responsible for organizing their own efforts (time, bids, assessments), with Phase 1 road committee being willing to consult, offer advice, etc. based on their own experiences. Decision was made long ago that each phase paid for its own roads with its own assessments.
- Sonny said he thought his \$50/annual could be used for roads. Jeremy confirmed that dues cannot be used for building roads according to current resolutions. Some discussion about what the association/dues does for its members if not help with roads.
- **APPROVED:** Resolution: A Phase II Road Committee has been formed, with Sonny, Greg, and Christine, to form steps toward improvements of the first 800 yards of Pyrite.

AD-HOC TOPICS:

- Denise: Asked for Lotowner training on the Rutherford Truck and Shed across from Bob Cook's. Was scheduled for two Sundays afterward (July 17th), led by Bob. Also agreed to post emergency numbers there.
- **APPROVED:** Request to replace Road Conditions sign with a metal sign, using dues money up to \$300. Kirsten to get estimates.

- Sonny: Will organize ad-hoc work crew to help with condition of the Nizina, stay tuned.
- Kenda: Request to have bylaws posted on MCLOA website. **ACTION:** Secretary (Rob Wesson) will do.
- Offers to help:
 - o Kenda: Offered to help with any communications—mass emails, phone trees, etc.
[\(Check with Rob Wesson for Contact Info\)](#)
 - o Rob K: offered his wife Arlene's help for any of the financial stuff, she's an accountant and super-sleuth at that stuff: [\(Check with Rob Wesson for Contact Info\)](#)

AGENDA FOR MARCH 2012 MEETING: THURSDAY MARCH 8th, BY PHONE/ANCHORAGE):

- Summary of financial report of dues v. assessments since Jan 1, 2005.
- Discussion of what to do with money in the account—what are the possible/best uses of dues?
- Update on invoicing for spring 2012.
- Phase I road proposal from Jeremy.
- Phase II road proposal from Phase II road committee.
- Status of Nizina improvements.