

MCLOA Meeting June 2008

Jeremy Cohen, Interim President
Bob Cook, Vice President
Ellen Jorgensen, Secretary
Christine Johnson, Treasurer
Bill McKinney
Greg Runyon
Kimberley Alderman
Jeremy Simkins
Dianne Milliard
Rob Koenig

Treasurer's report

Revenues as of the last collection from the PO Box:

Annual dues revenue for 2007 was \$2700.
So far the 2008 annual dues revenues are \$1025.
So the total of our general fund is \$3725.

The Nizina road fund has collected \$1650 from the first assessment and \$75 from the second voluntary contribution.

For the Phase 1 road assessment, \$8575 has been collected from the first assessment and \$300 from the second. A motion was made by Jeremy C. and seconded by Greg to vote at this meeting to 1) allow the board to get an estimate from Keith Rowland for the work and 2) If necessary, depending on Keith's estimate, to assess the 3rd part of the money, not to exceed \$300 and not due until January 1st 2009. This was voted on and passed. The improvements needed are on Graywacke up to Neal's driveway and the other road is the one that services Matt Kasvinsky, Leith and Kevin Coughlin. Assuming all assessments are paid, the road work should begin in 2009.

Should we establish a voluntary Road Maintenance fund?

Depending on the depth of the maintenance, most people felt that it does not have to take much, especially if it is mostly used for small things like potholes. One suggestion was to just use part of the annual dues for this rather than establishing another fund. The MCLOA Board could draw up a budget for the dues money, which could include setting aside some for road maintenance within the subdivision (i.e. not for the Nizina Road). Christine made the motion that 30% of the annual dues money would be set aside for the Board to spend on road maintenance as it sees fit. This would be helpful because sometimes it is more cost effective for Keith or whoever to do 2 things at once and the Board could coordinate different projects. Christine's motion also included the stipulation that the monies from Phase 1 and Phase 2 be kept separate and be used for each Phase separately. Dianne seconded the motion, and it was passed by vote.

Nizina Road improvements.

Any funds that MCLOA puts into this, MAC (McCarthy Area Council) may match. This would give us an additional \$1800 or so for the work. We have to show up at a MAC meeting and give them a

proposal. The most efficient way is for the MCLOA Board to work out the details of what exactly will get done. The DOT did a culvert assessment last fall. One option is to petition the state to do some of the improvements. Another suggestion was to get together with contractors like Keith Rowland and Rob Koenig and discuss options, maybe walk the road with them.

Some people at the meeting expressed the concern that we may not want to improve the roads around here too much, because then people drive too fast and it gets harder to use alternate forms of transportation such as bikes.

Preliminary discussion of Greenspace lots.

A discussion was held around the following questions: Is green space important to MCLOA lot owners? Do we want to consider MCLOA buying them? Obviously we can't afford them at the regular selling price, but what if MCLOA offered them \$30,000 for all of them? Would we want to consider it? And what are the implications, if any, of joint ownership? Are there any grants available for this sort of thing? Jeremy is looking into the willingness of the University to sell them cheaply, and Bob is looking into the grants available so we can discuss it again at the next meeting.

Meeting times and places.

At present we meet twice yearly on the second Thursday in March in Anchorage (as per the covenant) and in a convenient weekend in June in McCarthy. Jeremy C. made a motion to try to switch these meetings to the most convenient times and places, especially the March meeting. Dianne seconded it. One of the issues is that if we hold meetings in McCarthy, it is unlikely that we can provide call-in numbers for folks to attend by phone, given the phone system here. However, the Anchorage meeting in March is inconvenient since many visit McCarthy at this time. We could have the meetings in McCarthy in March or maybe the first Saturday of September. One yearly meeting would still have phone access for remote participation, either way. The Board will come up with a list of options and conduct a poll of the lot owners.