

MCLOA Annual Meeting Minutes – March 13, 2008

Attendees:

Jeremy Cohen, President

Bob Cook, Vice President

Laura Bunnel

Jennifer Palmisano

Mark Wacht

Matthew Ehmt

Kenda Chapman

Jason Walsh

Jess Walsh

Philip Myerchin

Rob Rader

Maggie Rader

Michelle Latvala

Bill McKinney

Treasurer's report. At present we have about \$25,000 in the bank total. This number includes both annual dues and assessment monies. Christine Johnson was unable to be at the meeting, so a mailing will go out, hopefully prior to the next meeting in June with more complete information about finances.

Annual Dues – should they be increased? Should we put this to vote at the next meeting? At the last meeting it was suggested that we might want to have a discussion about increasing the annual dues so as to build up a fund against emergencies. At present, the \$50 annual dues more than covers the small expenses of MCLOA, such as the rent on the postal box, mailing supplies, etc. But if emergency repairs were needed on one of the roads, for example, it would be nice to have some there already so the repair can be done right away. It would cut the lag time between approval of the work by MCLOA and getting it done. One suggestion was that a separate road fund be established for such emergencies, rather than raising annual dues. The majority of the meeting participants felt that in the present stage we are in, where folks are being assessed for road work in hundreds of dollars, that raising the annual dues would be a hardship for some. So it was decided to table the idea of raising the annual dues until

after most of the large assessments for the initial road construction are over with. This will be an ongoing conversation, and opinions are welcome.

Outstanding debts. The great majority of lot owners pay their dues and assessments. Some are behind, but most members are trying their best. Although only a handful of folks have large, outstanding debts, they now add up to thousands of dollars, so the Board has sought legal counsel to determine appropriate, legal action to take against people who completely ignore dues and assessments. Just to be clear, we will be making it as easy as possible for those who need extra time, want to pay, but are having trouble and need to work out a payment schedule with MCLOA. However, the Board is in the process of establishing procedures standard to organizations such as MCLOA, and those who ignore their responsibilities to the community will have a lien put on their property. We do NOT want to do this, and we will make sure that whatever system gets put into place is consistent and non-preferential. MCLOA will ALWAYS give people the benefit of the doubt before legal action is taken. We hope we never have to use these procedures, and that this will act as an incentive to come to the MCLOA board and work things out if folks get behind.

A side conversation sprouted regarding the procedures for buying and selling property within the subdivision. Not having contact information for all members is a burden on everybody, and creates legal difficulties as well. Please, make sure the Board has your current information. If you know other lot owners that have moved or changed information, please urge them to keep us current on their contact info. Thank you!

Voluntary contributions to McCarthy-Dan Creek Road maintenance fund. Last year we had a mandatory \$25 assessment to generate funds to repair the McCarthy-Dan Creek Road. Some members felt that MCLOA's money should only be spent on projects within the subdivision, and especially since the DOT should be responsible for McCarthy-Dan Creek. They suggested that in 2008 these contributions be voluntary, and the motion was approved. So if you want to contribute to this fund then write that on your check. Please write your Lot and Block number on your checks, and what the check is intended for. However please be aware that, as always, if you have any outstanding debts to MCLOA then any money sent in will always be applied first to settle those debts and then any remaining will go where you directed it to. So the voluntary contribution will only work if you have no current debt to MCLOA.

It was suggested that in the future we could have a voluntary fund for ALL road maintenance, which could take the place of the dues-raising discussed in the first agenda item above. That way if the association voted to do some work, then the funds might already be there to get done more efficiently. These contributions would not take the place of assessments, but rather be in addition to them. Bob volunteered to write up a proposal outlining how this would potentially work so we can discuss it at the June meeting.

Road Committee. Currently, the Road Committee does legwork for the association, gathering information and making suggestions. They inspect roads and work done on roads, and report back at MCLOA meetings. The current road committee consists of:

Jeremy Cohen

Jason Lobo

Mark Wacht

Christine Johnson

Bob Cook

Matt Kasvinski

It was proposed that we draw up a formal charter for the Road Committee so its function, responsibilities and powers are clearly defined. Bob agreed to draft something for discussion at the summer meeting. Ideally, the committee would consist of both Phase I and Phase II members. Interested parties are encouraged to participate. At present, the Committee has no power to spend money. One suggestion was to enable the Road Committee to spend small amounts (perhaps up to a certain dollar amount) for repair projects without having to wait for approval at the two yearly meetings. This would make road projects much more efficient.

Second part of the Phase I road assessment – vote on due date. A motion was made, seconded and approved that the second half of the current Phase I assessment would be due by the June 7th summer MCLOA meeting.

Summer Meeting Time and Place. The next MCLOA summer meeting will be held in McCarthy on Saturday June 7th at 5:30 PM at Bob and Sunny Cook's cabin. The cabin is located at the beginning of Sandstone Trail as it comes off the McCarthy-Dan Creek road, on the left hand side of the road.

Communication. We have talked about the problems with keeping everyone in communication since the association members are from all over the country. One thing that would help is if people agreed to have their contact information posted on the web site, like an email address and/or phone number. If you are willing to have this done, please email Ellen at ellenjorgensen@aol.com. Jeremy pointed out that the Board has put their info up for a couple of years now, and we have not been bothered by unwanted emails etc.

Returned Mail. If anyone had the experience of having a check they mailed recently to MCLOA returned, please send it again. Due to a miscommunication the rent on the PO box was paid a few days late, and the Post Office returned a few of your letters. We apologize for this and will keep better tabs on this in the future.

Fire Prevention. The McCarthy-Kennicott Fire Dept has received some funding and we have an opportunity to use some of it to purchase some equipment for this side of the creek, such as squirt packs and collapsible water containers. We may, however, have to buy or build a shed to house it. This will probably have to come out of MCLOA dues money, and we would like to discuss it at the summer meeting in June. We have to work quickly to secure the money. The shed could be in the range of 8 x 12 or 12 x 12, and could include a roofed area on the side to put the truck if we want to. Jeremy volunteers to be one of the carpenters for a neighborhood shed-raising. Another suggestion was to have a pre-built shed delivered. We will gather info on this for the next meeting. The proposed location is the gravel lot across from Bob Cook.

A second Fire item is Red Card training for forest fire fighting. The state will fly in a trainer who will give a free 4-day course to qualify people if we can get eight folks who commit to the training. Jeremy and 4 or 5 others have expressed interest. Please contact Chris Chester if you are interested:

one_eyed_jester@hotmail.com . It will probably be either the third or 4th week in May, contact Chris for more details. It would be good to have that knowledge and experience within the subdivision, and it also qualifies you to get paid to respond to fires anywhere in the state if you are willing to go.

Annual Meeting Date. Many of us feel that March is a poor time for the annual meeting if it continues to be held in Anchorage. It is one of the best times of year in McCarthy, and a discussion of changing the date or place will be on the agenda for the summer meeting.

End of Jeremy's term as President. Jeremy's 3-year term as volunteer President of MCLOA has ended. If anyone wants to step up please let the Board know. Jeremy will remain on the Board as interim President until someone else comes forward and is nominated and confirmed by MCLOA members. It is a good experience and you get to know the community better. Also, Bob Cook has been Vice President for three years and would be willing to step down if someone else wants a turn. He expressed a willingness to take over as treasurer if Christine Johnson decides to quit, but we are hoping she will reconsider and stay. We all appreciate the job these volunteer Board members are doing.