

MCLOA Summer Meeting June 2, 2007 McCarthy AK Bob & Sunny Cook's cabin

Attendees:

Jeremy Cohen (President)
Bob Cook (Vice President)
Bob Kean
Jonathan Kean
Kevin Coughlin
Matt Kasvinsky
Christine Johnson (Treasurer)
Steven Sarber
Laura Bunnell
Scott Clendaneil
Matt Ehmt
Bill McKinney
Stevens Harper (representing the Park Service)

Quorum established

Future of McCarthy Creek-Dan Creek road maintenance by the MCLOA.

The association collected a \$25 assessment last year, and has about \$1,100 from this collection. The full amount would have been \$ 1,750, and most people appeared to feel it was fair although a few people spoke up. The following points were discussed:

1) Should the MCLOA's money be spent on projects outside the MCLOA? People have different views on this. The point was raised that maybe we should not be spending money outside the subdivision when not everyone in the subdivision has road access yet. But for some people it is their only access, and is arguably the most used road by subdivision members. Some people felt that they had not contributed significantly to the wear and tear on the road and that they should not be assessed for its maintenance. It was pointed out that this was similar to the argument that people that don't have kids should not pay school taxes. The McCarthy-Dan Creek road is technically a state road, but very low on the DOT's priority list. So if anything is going to get done, it falls to the people who use the road and need it. The possibility that grant money could be obtained for this was raised, but someone would have to take the time to research this and write a grant. On the other hand, \$25 was a relatively small assessment, and if we can get some good maintenance done with the money we've collected and folks are satisfied with it, then maybe it makes sense to continue to do this. It was mentioned that in order to really do what the MCLOA community wants, it would be helpful if more MCLOA members who have opinions on these issues would attend the two yearly meetings to express their views. At the last meeting we voted to make the next road collection voluntary. One suggestion for the future was also to make the amount up to the individual.

2) What work needs to be done first? If we can use the money collected in the last assessment to do some useful maintenance this summer, it would give us an idea of what we will get for how much money. Then we can see if we need to adjust the amount suggested for the voluntary assessment, and we also will be able to benefit from the road improvements this summer. One point raised was that we should get the work done when the contractor is already in the subdivision with his equipment rather than having to pay for mobilization. Some suggestions

were filling in the potholes, digging ditches, and grading. Matt spoke with Keith Rowland and Keith is of the opinion that putting a blade on that road would not achieve the desired result because there is not enough gravel to grade. Keith wants to dump gravel and fill potholes. Keith has put material of his own on it. Ditching is probably the best solution but too expensive for now. Matt K. agreed to contact Keith and see what \$1100 will buy us. Bob made a motion that a formal contract would be best. But then we would have to approve it and this would be difficult without calling another formal meeting of MCLOA. The motion was not seconded. Jeremy made a motion that we ask Keith to do the road improvement as economically as possible and let him decide what the best use of \$1100 is for the project. The motion was seconded.

UPDATE: Members of the Road Committee have met a few times in recent months following this meeting to discuss the Dan Creek / Nizina Road improvements. Currently, Bill Seltonreich (Nizina resident) has offered the use of his grader for Randy Elliot to work with, on the road. Randy's hourly fee is \$75, compared to Keith's at \$175. MCLOA funds in the amount of \$1400 from the Dan Creek Road assessment will be used toward maintenance of the road from McCarthy Creek to the end of the subdivision. Nizina residents will be contributing additional funds to maintain further stretches of the road at the same time. Jeremy Keller (McCarthy Area Council (MAC) president) has said DOT is willing to send out a team to examine culvert necessity along the road. This should occur during the next year sometime. In addition, he is willing to ask the MAC membership if they will match future funds MCLOA / south side McCarthy Creek residents generate for Dan Creek Road maintenance, from a state grant MAC was given this year. MCLOA and MAC anticipate more state involvement in road maintenance as State DOT recognizes local inertia and involvement in the process. For the time being, we can look forward to improved access to the subdivision road system in the near future.

Fire safety in the Subdivision

Resources available to us are the fire truck, which is unlocked with the keys in it and has about a 350 gallon tank, a 5 HP pump motor and about 300 feet of hose. It also has 2 or 3 backpack water sprayers. It had a flat tire that needed to be fixed at the time of this meeting, which has since been taken care of by Rob Retherford (thanks Rob!).

All lot owners can do several things to help protect their lots. They should file a site plan including the location of things like propane tanks. Propane tanks should be on metal stands, etc. Stevens Harper spoke about obtaining Fire Fuel Reduction permits from the Park Service. This allows a lot owner to clear down to the ground to a certain radius around the house, even if it is Park Service land. Past that radius you can clear all brush, past that you can limb trees to certain height. It was mentioned that to burn woodpiles out here you call state office in Tazlina and get a permit over the phone.

There was talk of arranging a fire safety meeting, posting the notice at the mail shack. To our knowledge this never came to pass. Stevens now posts the fire danger on a Smokey the Bear sign outside Tony Zak's.

Phase 1 Road Improvements

There was much discussion regarding completing Phase 1 road improvements including portions of Graywacke and Granite. Designated areas will receive improvements as per previous contracts. Improvements on Graywacke would likely be between the Dan Creek Road and Craig Neil's driveway, as it is boggy beyond that, with no habitation. Granite is in good shape overall,

but has stretches requiring improvements. It was agreed on by all, that Phase 1's previous decision to collect funds first, before future work is contracted, is essential. Much discussion revolved around the amount of the assessments. It seemed most realistic to stage three separate assessments of \$300 each, over a year and a half or so, than to assess a large amount all at once. There was a motion that there should be an assessment of \$300 for all Phase 1 lot owners due by December 31st.

Matt K. volunteered to help with this project by way of contract drafting and research and being a liaison between MCLOA and contractors. This is typically a responsibility of the Road Committee, but his eagerness is appreciated. Matt agreed to share information and keep the process transparent. A contract will not be officially initiated until sufficient funds are collected to pay for the work.

There was a suggestion that Phase 2 could learn from Phase 1's experiences in getting their roads done. The suggestion was made that Phase 2 start collecting annual assessments now, so that in the future when serious road work needed to be done the money would be there for it. Since only one Phase 2 member was at the meeting, nothing was voted on. But this is certainly something to consider given the cost of major road improvements.

Kurt Smith asked Jeremy to convey thanks to those who responded to the unofficial appeal for donations of \$100 for the rebuilding of the McCarthy Creek bridge. At the time of this meeting he needed \$800 to completely cover the cost.

NOTE: I would like to apologize for the lateness of this mailing. The original notes were on a computer that died a sudden death by water, and it took me awhile what with traveling and other stuff to complete these minutes. We also had issues with the recordings of the meetings being incomplete due to technical problems, so I had to find folks who remembered what was talked about and get them to add to the notes (since I was not able to attend). We believe we have solved the recording problems for the next meeting, and will get the results to you in a timely manner. Of course, the best thing would be for you to join us if you can. The next meeting will be on March 13th, and I will post the details of where and when on the website (www.mcloa.org). If you don't have web access, feel free to contact Jeremy or myself (Ellen Jorgensen 914-533-0239).