

March 2007 MCLOA Meeting Minutes

At the meeting:

Rob Retherford
Jeremy Cohen
Ellen Jorgensen
Rick Girouard
Scott Clendaniel
Elizabeth Schafer
Mike Murphy
Matthew Emht

Attended by phone:

Christine Johnson
Mark Wacht
Sonny Asbury
Bill Mckenny
Michelle Latvala
Matt Kasvinsky
Greg Fensterman
Dianne Milliard

Summer Annual Meeting Date. Because many of the issues discussed concern things like road maintenance where work would be done in the summer season, a motion was made to have the summer meeting earlier than August this year, so that ideas could be acted upon. The first weekend in June was proposed. Rick seconded the motion, and it was passed. The meeting is now scheduled for Saturday June 2nd at 5:30 PM at Bob and Sunny Cook's cabin in McCarthy. This information will be included in an upcoming letter.

McCarthy-Dan Creek Road Maintenance. This was more of a discussion of the system for going forward on how to handle this, rather than a discussion of specific projects. Technically, the state should be maintaining this road, but it is in the residents' best interest to ensure that it is well-maintained. The road needs to be graded, some culverts put in, and some drainage ditches cleaned. Matt proposed that the monies from assessments stay within the subdivision, in terms of who does the work. Jeremy remarked that this is a good concept and we should discuss it further. The question was raised, if we have another assessment, should it be voluntary? In the case of the last assessment, \$1100 has been collected from a total assessment of \$1750. If we ask for a voluntary amount, Rick proposed the idea that it could be maintained as a separate fund and used as needed. Rob motioned for a voluntary contribution next year, with a letter to that effect to be issued at the summer meeting. It was decided that it would be helpful to have a specific goal, an amount in mind, one that had been arrived at following some kind of estimate of what needed to be done and how much it would cost. The suggestion was made to ask Keith, and also maybe volunteers within the subdivision could help. Then at

the summer meeting maybe we could be presented with options for what we wanted to do and how much it would cost. Jeremy seconded this.

Fire Safety. Brian McMillan, a representative from the McCarthy-Kennecott volunteer FD came to the meeting to discuss fire safety, particularly to inform us of the existence of potential funding for fire safety equipment. In addition, he has driven around the subdivision and thought there was pretty good access all around for fire fighting equipment. He had several suggestions as to how to protect your property from fire, and be prepared.

- 1) Make sure the FD has access. The subdivision roads are pretty good. The only issue might be access to the individual's dwelling, if the driveway is not good enough.
- 2) The availability of water. The tank truck we have now will provide 20 minutes of spraying and takes 12 minutes to fill. In some places there is access to a pond. Where there isn't, he suggested using collapsible storage tanks. One suggestion was to put some of them in an odd lot in Phase 2 that's not for sale, the place from which Keith has been pulling gravel. Of course the best thing would be for homeowners to have some water on site, so the FD could refill the tank fast and get back to spraying. There is grant money available from the committee for economic development. The subdivision can get onsite tanks from the fire department. He suggested 250 or 300 gallon tanks on site for those whose properties are further away from wetlands and accessible water. Also, anything you can do yourself as far as having hoses onsite, etc. will only help you.
- 3) Give the FD your site plan. Malcolm Vance has lent the FD the back of Zach building to use as a headquarters. It would help the FD to know things like where your gas and propane is, the size of these tanks, and what buildings are most important to save first in the event the FD has to make that choice. All information will be kept strictly confidential.
- 4) Post the fire safety guidelines from state on the MCLOA website, or provide a link to them. It was suggested that we can also mail them out.
- 5) Consider Red Card training. It takes 32hrs, and includes viewing training videos and some physical qualification tests, such as a 1 1/2 mile run within 12 min unladen and a 3 mile trek completed in 40 min carrying a 40lb pack. The training runs every week from end of April to early June. One nice thing about being qualified is that if you respond you are paid and insured. The DNR loans trucks to responders for the season sometimes- he was on call only for 3 weeks and had the use of the truck for the season.
- 6) The subdivision should identify what it needs in terms of equipment. Tank, pickaxes, shovels, pump packs etc, including how much hose we need to run from each wet spot. The suggestion was made to talk about it at the summer meeting. We really need another pump and more hose so that we don't have to dismantle when we fill truck. He said the FD may be able to donate some hose. The pump would cost roughly \$500. Again, he emphasized that there is grant money available that we can tap into for stuff like this.

7) With regards to fires, it's not a question of if, it's a question of when. Particularly when folks have friends and family use their places, they need to educate them, make sure they know how to deal with dumping ashes etc.

MCLOA road use and signage. At the last meeting a motion was made to look into signs that warned people of how subdivision roads could be in danger of being badly damaged resulting in costly repairs if heavy equipment was driven over them at certain times of year or under wet conditions. It was requested at the last meeting that folks should offer suggestions as to what signs should say and what they should look like, but nobody responded. Several ideas for the text of the signs were discussed. Most people felt that the tone of the signs should be informative rather than punitive, something simple like a load limit for certain zones within certain dates. Or that the roads are maintained by the MCLOA so please avoid driving on them with heavy loads when wet, during periods of soft ground. The critical point is that any MCLOA monies that are used to repair this damage will then not be available for other road-related projects, so it negatively impacts all lotowners. The feeling was that people should attempt to communicate this to their contractors, and hold them liable for repairing any damage they cause. Rob, Rick and Scott agreed to try to come up with some text for the signs which will be posted on the MCLOA website for a comment period of about a month before the signs are made. The suggestion was made to start with one sign at Cinnabar or Sandstone. Scott offered to donate some materials left over from another job. It was agreed that Scott should be paid fair cost for his work on the signs. Michelle suggested also issuing guidelines on the website or mailed out to people about the fragility of the roads at certain times.

Prioritization of Road Work. Phase I and Phase 2 are addressing their road projects separately.

Phase 1: Road Committee should walk the roads and see what's needed and maybe propose assessments at the summer meeting. Rob asks if Matt will help determine what's left to be done in the south end. It seems logical to try to complete it next. Keith did a walk through and came up with a proposal awhile ago. He may need to update the cost estimate, though. Matt suggested that we concentrate on providing equal access for all lotowners not just homeowners. He feels that it's time we shifted the focus from maintaining roads to providing new access. Matt proposed some work on Cinnabar that he would like to see done so he has better access to his lot. Michelle proposed that the corner of Graywacke and Nizina needed work. Jeremy felt that the two projects were related and could be considered part of a larger project. He proposed a walk-through be done before summer by the Road Committee and a report given to Association at the summer meeting. Keith is familiar with the places in questions, and Matt said he would have no problem getting an estimate from Keith to present at the meeting. Jeremy felt it was important to do both the walk-through and to get the estimate by the next meeting.

Phase 2: Christine offered to be the point of contact for road work. Along with Dianne and Greg F., they will start the discussion within Phase 2 of possible future assessments for Phase 2 road work.

Treasurer's report. Rick is stepping down. Jeremy nominated Christine Johnson, and the nomination was seconded and Christine voted in. \$11,781.01 in assets. \$26,383 since last meeting. Expenses were \$21,629.88, the bulk of this being for Cinnabar Rd improvements. With regard to this expenditure, we still owe Rob Koenig \$1000 but this was made contingent on his removing his heavy equipment from the subdivision, as it violates the zoning. He had several opportunities to do this, and has not taken advantage of them. However, he has spoken with Jeremy and assured him that he has every intention of moving the equipment as soon as it becomes feasible. Jeremy reminded Rob to move his equipment a.s.a.p., but not at times when road quality would be compromised.

The question was asked, how much are we owed from past unpaid assessments? Rick will get that amount for us for the summer meeting. It was suggested that one agenda item should be what is the MCLOA's recourse for those refusing or avoiding the payment of assessments? Legally, a lien can put on their property but this would cost the Association money. A reminder letter needs to be drafted, approved, and sent to those who have not paid their dues.

Dinneen property damage. The Dinneens have communicated to Jeremy that they feel that in the first stage of the roadwork (2002 or 2003), they suffered property damage (including having one of their monuments buried) that entitles them to have their road assessments waived. Sonny suggested that we offer to go over to their property and dig the monument out. He urged us to try to settle the issue through discussion. The Dinneens have discussed this with Jeremy, but people felt it would have been helpful if they could have attended the meeting either in person or via telephone so the matter could be discussed with the rest of the lotowners. Rick estimates that they owe the association at least \$525 from past assessments and dues. They have not paid their dues for 2005, 2006, or 2007, nor the last assessment. People at the meeting thought it was fair to request that the Dinneens pay the money owed to the association and keep that separate from the issue of compensation for the damage they feel they have suffered. All were willing to try to talk and arrive at a mutually agreeable solution, but at this point the meeting participants felt that no further action was needed by MCLOA to determine if damage was done unless the Dinneens came and discussed this issue, or formally took action against MCLOA.

Communication. Ellen Jorgensen has been the acting secretary for MCLOA since Shannon Gramse stepped down. She was nominated to the position and voted in. She said that she has tried hard to reach all MCLOA members with announcements, but that this was proving difficult because she does not have adequate contact information for many of the members. Some folks have more than one address for different times of year, for example. Many have not given her an email address. Rob Wesson proposed a simple password for the website that would allow us to put more information on it, including contact information.