

MCLOA 2017 Annual Winter Meeting Minutes

McCarthy Creek Lot Owners Association annual winter meeting was held on Thursday, March 9, 2017 from approximately 5:35 PM until 6:38 PM Alaska time via telephone call-in and physical attendance in Anchorage at the offices of Alaska Earth Sciences.

Meeting notes compiled by Dodie Pruessner, MCLOA Secretary

Attendees: 10 lot owners (representing 17 ½ Lots, 15 ½ from Phase I, 2 from Phase II)

Scott Clendaniel (**President**) – B 6 L 5 – Ph I

Craig Neil (**Treasurer**) – B 2 L 2 & 3, B 3 L 14 – Ph I

Rob Retherford (**Advisor**) – B 5 L 6 & 7 – PH I

Bob Cook (**Vice President**) – B 5 L 1 – Ph I

Dodie Pruessner (**Secretary**) – B 8 L 1 – Ph I

Pete Senty – B 3 L 1 – Ph I

Jeremy Cohen – B 6 L 1, 6 & 7 B 7 L 1 + ½ of B 4 L 1 – Ph I

Eve Trent – B 10 L 9 – PH II (also B10 L 8 ?)

Beth Hammond – B 6 L 10 – PH I

Matthew Emht – B 3 L 8

(Robin Child – B 10 L 5 – called in but was only able to listen, not speak)

Financial Report:

Craig Neil – treasurer - gave a quick financial summary; the association currently has \$35,509.55 in the First National Bank of Anchorage account. This past year 7 checks were written from the account, for a total of \$ 2,639.58, which included \$1900 for road improvements to Granite Avenue in Phase I, paying our accountant and miscellaneous payments for mailings and the PO Box in Anchorage.

Our accountant Jenny had also emailed a balance sheet of all lots with outstanding dues balances to the board members which showed 49 lots with some outstanding balance, eleven of which owe more than \$ 1000.

The financial report was accepted.

Status of Liens:

Scott Clendaniel reported that no further action has been taken on liens as there was not a quorum at the 2016 summer meeting to approve the attorney to proceed with the liens.

Bob Cook moved to re-initiate the action on liens against any lots that owed \$1000 or more. A brief discussion followed regarding the possibility of including all lots that owe \$500 or more. It was decided to not include any additional lots at this time, but possibly do so on the next round.

Currently have 11 lots that owe \$1000 or more. Current proposed cost from lawyer is a flat fee of \$2000.

It was noted that liens do expire and may have to be renewed if not resolved.

Bob Cook moved that we proceed with the liens for all lots that owe more than \$1000, that the cost for the liens be included in what is owed by these lots and to also include a 2% per year interest charge on all amounts owed by these lots from the date that this motion is passed forward.

The motion was seconded and approved unanimously by all lot owners in attendance.

Scott Clendaniel will work with Allen Clendaniel at the law firm of Sedor, Wendlandt, Evans and Philipi in Anchorage to prepare the liens and report back on progress.

Status of Roads:

The fix for the Phase I portion of Granit that was approved last year was completed by Keith Rowland late last fall and he was paid \$1900. The quality of the gravel is as expected, has been smoothed out and covers the area identified for the project. Because the work was completed so late in the season, after the first snow, it will be difficult to tell how well it will hold up until this summer season.

Bob Cook continues to head the Road Committee and will be the point of contact to coordinate any proposed road improvements. Jeremy Cohen is also part of the Road Committee and will be joined by Matt Emth this year to help monitor road conditions and identify any areas that will need improvement.

Bob Cook put forth a motion that no more than \$5000 be approved for road work needed in Phase I in 2017. The areas of need will be identified and flagged by the Road Committee, and a written cost proposal will be approved by the President and Treasurer of MCLOA before any work is started. This motion was seconded by Matthew Emth and approved by all lot owners in attendance.

It was noted that no additional road work will be approved in Phase II until all previous roadwork in Phase II has been paid in full.

Everyone is encouraged to walk the roads when in the area and report any specific problems to members of the road committee or board.

Election of New Officers:

Scott asked each current board member and our advisor if they are willing to continue in their current position for another year term. All agreed to continue on unless there was someone that would like to volunteer to take over a position at this time. No new volunteers stepped up and the same board members will continue through 2017.

Our Treasurer, Craig Neill, did indicate that he has held that position for a long time and would like someone to start considering it for next term.

See the attendee list at the beginning of the meeting notes for the current board members of the MCLOA.

New Business:

We were contacted by MAC regarding contact information for our subdivision lot owners. Dodie Pruessner asked if it was OK to give this information out. After a brief discussion the consensus was that lot owners could contact MAC directly to share their information and we could include contact information for MAC in the next mailing.

McCarthy Creek Subdivision Lot owner information is available to all subdivision lot owners by request. Please contact the Secretary if you would like it. We should include a note regarding this on the web page and in the next mailing.

It was asked if MAC is still "fund matching" improvements for the Nazina Road? Bob Cook will inquire with some of his contacts.

Jeremy Cohen put forth a motion to spend up to \$1800 from Subdivision funds, if MAC will fund match for improvements of the Nazina Road from the McCarthy Creek bridge to the south end of the McCarthy Creek Subdivision. Bob Cook seconded the motion. It was put to a vote and passed unanimously by all in attendance.

Rob Retherford asked if there was still contact or interaction between the subdivision and local fire crews? Nothing current that anyone at the meeting is aware of, but Matt Emth will contact Chris Chester (sp?) to find out and possibly coordinate his attendance at the summer meeting.

Matt would also like to see what we can do to put a First Aid kit together and for everyone to think about what safety equipment should be stored in the shed at the entrance to the subdivision.

2017 Summer Meeting:

The 2017 summer meeting is scheduled to be held on Saturday, July 1, 2017 in McCarthy at the cabin of Bob & Sonny Cook (B5, L1, Ph 1) and via call in. Meeting will start at 4 pm, followed by a potluck at 5:30 pm.

The meeting was closed at 6:38 pm Alaska time.