

## **MCLOA 2017 Summer Meeting Minutes**

McCarthy Creek Lot Owners Association meeting held on Saturday, July 1, 2016 from approximately 4:15 PM until 5:45 PM Alaska time via telephone call in and physical attendance in McCarthy at Bob and Sonny Cook's Cabin (Lot 1, Block 5).

Meeting notes, compiled by Dodie Pruessner, MCLOA secretary.

**Attendees:** 8 (representing 9 Lots from Phase I plus 5 proxies, and 1 lot from Phase II)

Bob (**Vice President**) & Sonny Cook – Block 5 Lot 1 – Phase I

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

Dodie Pruessner (**Secretary**) – Block 8 Lot 1 – Phase I

Michelle Latvala – Block 3 Lot 1 – Phase I

Rob Wesson & Gayle Gordon – B 2 L 9 – Ph I

Sonny Asbury – B 10 L 2 – Phase II

Mike Murphy – B 5 L 2

Jason Lobo – B 7 L 6

The call in line was open during the meeting:

Jeremy Cohen – B 6 L 1, 6 & 7 B 7 L 1 + ½ of B 4 L 1 – Ph I, was on the line just before the meeting started, but was unable to stay on for the meeting. He left 5 proxies for his lots with Bob Cook.

No additional callers were noted during the meeting.

Also attending the meeting was Little Michelle (not a lot owner) from further down the Nazina Road.

### **Financial Report:**

Treasurer Craig Neill reported that the association currently has approximately \$36100 in a checking account with 1<sup>st</sup> National Bank of Alaska. The Board has decided to move the account to Wells Fargo bank this year to make deposits and payments to the account easier and faster because Wells Fargo is in all 50 states. Craig will work with MCLOA President Scott Clendaniel to get that change setup.

MCLOA President Scott Clendaniel (not present at meeting) is working with a law firm to proceed with liens against 11 lots that owe more than \$1000 to the association.

### **Roads:**

**Nazina Road improvements** – during the winter meeting in March 2017, the question was raised if MAC (McCarthy Area Council) was still “fund matching” to help improve the Nazina road. Bob Cook reported at this summer meeting, that yes there may be a possible 30% of cost up to \$1800 “fund

matched” by MAC, as long as this cost has been presented to and approved by MAC before it is spent.

The portion of the Nazina Road leading up to our subdivision is in sad shape this year with many ruts and standing water in potholes due to lack of drainage. The general consensus at the meet was that we could not wait to present this cost to MAC at the end of July, to have it approved at the August meeting. We need the fix sooner to still be of some use this summer.

Bob Cook has received a quote from ROWCON for 20 hrs of machine work (\$3200) plus five loads of gravel (\$2000), to grade, crown and build up ditches in areas marked by the MCLOA road committee.

Jason Lobo proposed that we should look more long term and do more aggressive blading to widen out the road to its original width, to recapture some of the fines that have filled in some of the original ditches and re-establish the ditches, including removing larger trees, ultimately looking at the possibility of providing a separate bike/snowmobile path alongside the roadway.

After additional questions and clarifications by a number of members present, it was concluded that a long term solution would be great, but beyond the immediate control of our subdivision, as the road is in a state right-of-way. This would be worth pursuing in conjunction with MAC and others further south on the Nazina road, but does not solve our immediate problem with the road.

Bob Cook put forth a motion to **proceed fixing the Nazina road up to and through the subdivision area, in areas marked by the road committee, 8’ on either side of the existing road centerline for the above quoted sum of \$5200 provided by ROWCON, to be completed by the end of July 2017.**

The motion **passed** by all members present.

A second motion was put forth by Michelle Latvala to **establish a committee from MCLOA to open a dialogue with MAC and others in the area regarding additional improvements to the Nazina road and to find the process required to present this to and work with the state to develop a long range improvement plan for the road.**

This motion did not originally pass, but after further discussion was approved and **passed with 8 lot owners in favor and 6 lot owners against.** The MCLOA road committee was tasked with pursuing this further.

**Subdivision Roads** – During the March 2017 winter meeting the membership approved to spend no more than \$5000 for road work improvements needed in Phase I. Dodie Pruessner enquired if this work was still going to proceed this summer. Bob Cook reported that the road committee will flag all areas within Phase I roads that need improvement and get a quote from ROWCON to get the work done.

**New Business:**

**MCLOA Kiosk** at entrance to subdivision on Sandstone Trail – some clearing needed.

Bob Cook put forth a motion to approve spending up to **\$700 to add an AED** to the Kiosk. The EMS organization will retain ownership of the AED and is responsible for its maintenance and instructions for use. This motion was seconded by Mike Murphy and **passed** unanimously.

**Electronic payments of dues** – it has been suggested that we should add the ability to allow electronic payments of dues either through Paypal or credit cards. Craig Neill reported that this is still too costly at this time and we will stick with payments by check for the time being.

**New officers:**

We need a new Treasurer, Craig Neill has been holding the job for many years and we need someone else to step up.

Next year we will also need to elect a new President.

**Next meeting - 2018 Annual Winter Meeting:**

Thursday, March 8, 2018 at 5:30 PM Alaska time in Anchorage and via call in. Meeting minutes and additional information are also posted on our website at [www.MCLOA.org](http://www.MCLOA.org) .

Meeting adjourned at approximately 5:45 PM.