

MCLOA 2018 Annual Winter Meeting Minutes

McCarthy Creek Lot Owners Association annual winter meeting was held on Thursday, March 8, 2018 from approximately 5:39 PM until 6:50 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: 11 lot owners (representing 20 Lots, 18 from Phase I, 2 from Phase II)

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

Craig Neill (**Treasurer**) – B 2 L 2 & 3, B 3 L 14, B 1 L 4 – Ph I

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

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

Dave Mitchell – B 8 L 3 – Ph I

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

Eve Trent – B 10 L 8 & 9 – PH II

Rob Wesson – B 2 L 9 – PH I

Michelle Latvala – B 3 L 1 – Ph 1

Anna Myrgorod – B 8 L 5 – Ph 1

Suzanne Hanlan – B 3 L 9 – Ph 1

Financial Report:

Craig Neill – treasurer - gave a quick financial summary; MCLOA collected \$5950.00 in lot dues and back balance payments over the past year, and paid \$11,493.50 in expenses. \$ 10,700.00 of the expenses were to Rowcon for road work in phase 1 of the subdivision and a portion of the Nazina road.

During this past year MCLOA moved the subdivision bank account to Wells Fargo for easier access. The ending balance in this account on 2/28/2018 was \$29,921.05.

There are currently no outstanding invoices.

The financial report was accepted.

There was a brief discussion about the possibility of lot owners using direct deposit to the bank account to pay their annual dues. Craig Neil will look into this and report back.

New Accountant – Jenny Rosenbaum, MCLOA's current accountant, let us know that she is unable to help us out during the time leading up to Tax season, which coincides with our annual winter meeting and the sending out of invoices.

Several ideas were voiced to help solve this problem, including:

1. Hire a new accountant, which would probably cost more and may have the same issue around tax time.
2. Change the timing for annual winter meeting to not coincide with the approach of tax season, maybe to January. This would require a change to the by-laws.

3. Change the closing of our annual accounting books to the end of the calendar year, December 31. Use these annual numbers to report at the winter meeting and make decisions regarding future costs and dues. Then send out invoices to lot owners after the April tax season.

Craig Neill will check with Jenny to see if the third option would work for her and allow her to continue as our accountant.

Modifications to MCLOA By-Laws

Dodie Pruessner proposed changing mailing of meeting notices to electronic mail format only and discontinue postal mailings. This would require amending Article III, Section 4 of the MCLOA By-laws.

Jeremy Cohen pointed out that Article VIII Section 1 of the Covenants, Conditions and Restrictions for the McCarthy Creek Subdivision (page 15 of 19, Book 47 page 618) indicates that “written consent of the owners of 75% of the lots in the McCarthy Creek Subdivision” would be required to make such a change, but after double-checking Article XII on page 10 of the MCLOA By-laws it was determined that changes to the By-laws may be adopted by a vote of the majority of a quorum of members at any regular meeting.

The motion was put forth to make the change to Article III, Section 4 of the MCLOA By-laws to only email meeting notices and proxies to lot owners to email addresses on record. Jeremy Cohen supported this motion and Rob Retherford seconded the motion. The motion passes unanimously.

Lot owners present at the meeting did request that this change be posted in several public locations in McCarthy and at the subdivision this summer to inform lot owners that may not be aware of this change.

Status of Liens:

Scott Clendaniel has been working with Allen Clendaniel at the law firm of Sedor, Wendlandt, Evans and Philipi in Anchorage. Notifications for liens were sent to 11 lot owners at the end of January 2018. Each of these lot owners owed more than \$1000 in dues on each lot in question. Since the mailing one lot owner has paid in full.

The original due date indicated in the notifications was February 28th, 2018, and any dues not paid by this date would result in a lien being filed on the lot in question. Because we learned at the beginning of February that the official mailing address for MCLOA changed in Anchorage, the date for filing of liens has been delayed until March 30th, 2018, to allow time for any mail that may need to be forwarded to the new address.

Status of Roads:

Bob Cook, Chair of the Road Committee was not present at the meeting. Jeremy Cohen, also a member of the Road Committee gave a brief recap of the proposed road improvements that had been approved for the fall of 2017 and for which Rowcon has been paid.

Most of the work was completed in September/October 2017 and snow accumulated shortly after, so it was difficult to determine if all areas had been completed as requested.

All MCLOA members should check the road conditions to and around their lots and report back to the Road Committee at the summer meeting if there are any issues or problems.

Craig Neill who recently purchased Lot 4, Block 1, requested that Cinnabar Trail be extended to his lot at just past Zircon Ct. to give him access. Those present agreed that he needs access to the lot and asked Craig to get a scope and estimate of cost together to present at the summer meeting so it can be voted on.

An enquiry was made regarding a motion that was passed at the 2017 Summer meeting 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”**, to see if this committee has been established? Jeremy Cohen indicated that he would follow up on this, he asked to be reminded in May.

Election of New Officers:

Both the Treasurer and the President have indicated the need to complete their terms and for someone else in the association to step up and take over.

No members in attendance at this meeting offered to take on either position.

Craig Neill, treasurer, indicated that he could check with some folks to see if he could persuade them to take over, even if it is just for a couple of years.

Scott Clendaniel, president, indicated that he will continue until the summer meeting, but would step down at that time.

We will revisit this topic at the summer meeting.

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

New Business:

Scott Clendaniel proposed that we spend \$100 to purchase and setup a whiteboard/bulletin board at the MCLOA fire shack at the entrance to the subdivision phase I on Sandstone Trail, across from Bob Cooks lot. This proposal was approved unanimously.

Scott Cliendaniel also offered to create name markers for each of the trails/roads within the subdivision. Rob Retherford offered to help install the markers. There were no objections to the signs or their installation.

Craig Neill enquired about the value to the subdivision of the 6 lots that have been designated as “unofficial green space” by the University of Alaska (Block 3, Lots 11, 12 & 13, and Block 6, Lots 2, 3 & 4). These lots are predominantly wetland areas. The University has continued to pay the annual dues on these lots, but also has the right to sell these lots. Could these lots be deeded to MCLOA as Official Green Space? The general consensus at the meeting agreed that these green spaces enhance the subdivision and it would be very beneficial to dedicate these lots as green spaces. Craig will pursue further and Dave Mitchell offered that he has worked with the Land Department and would help.

The 2018 winter meeting was adjourned at 6:50 pm Alaska time.

2018 Summer Meeting:

~~The 2018 summer meeting is scheduled to be held on Saturday, July 7, 2018 in McCarthy at the cabin of Scott & Maria — MCLOA Ph 1, Block 6 Lot 5, along Sandstone Trail, just north of the intersection with Olivine Way. If you are unable to attend in person, please call in.~~

~~The meeting will start at 5 pm, followed by a potluck at 6:30 pm.~~

The time and place for the summer meeting has yet to be determined and will be posted on the website when available.