

MCLOA 2018 Summer Meeting Minutes

McCarthy Creek Lot Owners Association summer meeting was held on Wednesday, July 25, 2018. There were two physical meeting locations, one in McCarthy at the Tony Zak house and a second in Anchorage at DOWL at 4041 B Street. Members also called into the meeting via a conference number posted on the MCLOA website, emailed to the membership and posted at multiple locations in McCarthy and at the subdivision entrance.

Meeting notes compiled by Dodie Pruessner, MCLOA Secretary

Attendees: 11 lot owners plus one proxy (representing 19 Lots, 16 from Phase I, 3 from Phase II)

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

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

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

Matt Ehmt – B 3 L 8 – Ph I

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

Christine Johnson – B 10 L 4 – PH II

Leif & Christine Mjos – B 5 L 4 – PH I

Michelle Latvala – B 3 L 1 – Ph I

Julian Hanna & Katy Schousen – B 9 L 4 – Ph II

Suzanne Hanlan – B 3 L 9 – Ph I

Sunny Asbury – B 10 L 2 – Ph II

Proxy for Laura Bunnell – B 8 L 4 – Ph I (held by Christine Johnson)

Scott Clendaniel called the meeting to order at 6:03 pm and we noted that we had a quorum present for the meeting.

Financial Report:

Craig Neill – treasurer - gave a quick financial summary; MCLOA collected \$5325 in lot dues and back balance payments since the March annual meeting and paid \$775 for accounting fees and \$25 for filing federal documents in expenses.

The balance in the association account on 7/2/2018 was \$34446.05.

We have received payments from 4 of the 11 lot owners that owed more than \$1000, lien proceedings are filed for the remaining 7. We are in the process of paying the \$2000 legal fees for this process.

The association bank account was moved to Wells Fargo this past year and that appears to be working much better.

The association mailing address changed in February 2018 and the new address has been posted on our website.

2018 invoices have been sent out to the membership and payments are coming in. Craig will get the latest dues report from Jennifer Rosenbaum.

The financial report was accepted.

Brief discussion on best location to store our association membership data base. Scott suggested Google doc's or something similar. Scott put forth a motion that Dodie and/or Scott would set up the best option for this. The motion was seconded by Craig Neill and passed unanimously.

Brief discussion on whether Jenny Rosenbaum will continue as our accountant. General consensus that we should keep her on if we can. Craig Neill will check with Jenny to see if we can make something work.

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 4 lot owner have paid a partial payment or in full, the remaining liens were filled with the recorder's office in April 2018.

Scott will email a copy of the filled liens to Dodie and read off each lot, owner and amount owed for the lots that had liens placed against them. Scott noted that these liens are valid for 3 years and if no payment is made in that time will have to be refilled. Liens are against the lot, not a specific person, and the lot cannot be sold without the unpaid dues paid.

The total amount still owed is approximately \$7000. Approximately \$4000 have been paid. The association has paid the \$2000 invoice received from the law firm.

Status of Roads:

Craig Neill had requested consideration to improve the subdivision road past the current south end of Zircon Court to provide access to lot 4, block 1 during the winter meeting in March. Craig has not had a chance to get a cost quote for this work. Scott suggested that he work with the road committee to put the quote together and present it to the board at the next meeting.

Matt Ehmt requested that when considering road work within the subdivision that we consider multiple projects at the same time to consolidate cost for equipment, material and manpower. Those present agreed.

Several members present wanted to know how the annual dues are allocated between the two phases in the subdivision and if the road improvement costs for each are tracked separately. Currently all the dues go into one account, but there was no clear answer if the costs for roads are tracked separately for each phase, only that some lots in phase 2 still owe the funds for the previous road improvements for that phase. Craig Neill will investigate and report back at the next meeting.

The question was raised whether the two phases should be “unified” and if a committee should be set up to look into this unification. It was decided to wait until we have answers on how the dues are tracked for each phase before pursuing this.

Jeremy Cohen would like to see a more formalized road committee that adheres to a charter that was established a number of years ago. Many of the members present did not know of the charter and Scott Clendaniel and Jeremy committed to looking for the charter and reviewing to see what steps need to be taken to follow it by the next meeting.

It was asked if we needed a road committee and the general consensus of those present was that, yes, we should have a road committee and it should have members from Phase 1 & 2 and should have a road work proposal procedure in place.

There are no new road work proposals at this time.

Update on Modifications to MCLOA By-Laws regarding notifications

Dodie Pruessner reported that the change to the by-laws is in progress but has not been finalized.

Every effort is being made to update our data base with current email contact information, but we are still missing information for a dozen lots.

Scott asked to let all our fellow lot owners know that if they have not been receiving updates to contact us through the information listed on the mcloa.org web page and get their information up to date.

Update on Subdivision bulletin board

Scott Clendaniel purchased and installed a white board with markers on the Fire Shed at the entrance to the subdivision, phase I at the intersection of Sandstone with the Nazina road. The cost was \$30 and he has sent an invoice to Craig Neill.

New Business:

Jason Lobo (Block 7, Lot 6) has acquired an old 1948 road grader and has proceeded to grade some of the subdivision roads at his discretion. While generally improving the roads, it has also left some debris and large rocks behind and leaves the subdivision open to liability as Jason is not a licensed and insured operator.

Scott talked with Jason and enquired what his plans are, and apparently Jason has visions of improving the roads and possibly adding walking trails?

It is against the subdivision covenants to house large equipment on individual lots within the subdivision, but the general consensus of those present was that Jason would just do what he wanted anyway, even if we fine him for not following the covenants as he has in the past.

Some felt that Jason deserved a chance to use the grader, as long as he worked with the road committee and only proceeded with work under their direction and cleans up after himself. This did not address the licensing and liability if something were to happen while he operated the equipment on behalf of the association.

Suggestions on how to address this issue included contacting a lawyer for advice, and/or sending a letter to Jason expressing our concerns to document what is happening.

Apparently, Bob Cook has contacted someone at the University and asked them about this situation. Scott offered to follow up with Bob to see what the result of the conversation with the University was.

We will see where this stands at the next meeting.

Election of New Officers:

Scott asked if any members present would like to step up and take on any of the positions on the board. No lot owners stepped forward.

Scott then indicated he would continue as president for another year and asked Dodie Pruessner and Craig Neill if they would continue for the coming year and they agreed.

We will revisit this topic at the winter meeting.

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

2019 Winter Meeting:

The date for the 2019 Winter Meeting will be the 2nd Thursday in March, 14 March 2019.

The 2018 summer meeting was adjourned at 7:40 pm Alaska time.