

MCLOA 2019 Summer Meeting Minutes

McCarthy Creek Lot Owners Association summer meeting was held on Saturday, July 6, 2019, in McCarthy, Alaska at the Tony Zak house. Members also had the option to call 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, and reviewed and approved by the board members in attendance.

Attendees: 21 lot owners plus two proxies (representing 29 Lots, 21 from Phase I, 8 from Phase II)

Craig Neill (outgoing Treasurer; incoming vice-president) – B 2 L 2 & 3, B 3 L 14, B 1 L 4 – Ph I

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

Jeremy Cohen (interim & incoming **President**) – B 6 L 1, 6 & 7, B 7 L 1, B 4 L 1 – Ph I

Christine Johnson – B 10 L 4– PH II

Pete Senty (incoming **Treasurer**) & Michelle Latvala – B 3 L 1 – Ph I

Julian Hanna– B 9 L 4 – Ph II

Suzanne Hanlan – B 3 L 9 – Ph I

Sunny Asbury – B 10 L 2 – Ph II

Robin Rader – B 5, L 5 – Ph I

Eugene Gregory – B 3, L 6 – Ph I

Rob & Dixie Retherford – B 5, L 6 & 7 – Ph I

Bob Cook – B 5, L 1 – Ph I

Robin Child – B 10, L 5 – Ph II

Tom Golden – B 3, L 5 – Ph I

Mary Golden – B 3, L 4 – Ph I

Dianne Milliard – B 10, L 3 – Ph II

Dan & Eve Trent – B 10, L 8 & 9 – Ph II called in via phone

Greg Fensterman – B 9, L 1 – Ph II

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

Proxy for Salvatore Milazzo – B 2 L 6 – Ph I (held by Jeremy Cohen)

Jeremy Cohen called the meeting to order at 6:03 pm and we noted that we had a quorum of lot owners present for the meeting. Self-introductions were made by each member going around the room.

Financial Report:

Craig Neill – outgoing treasurer - gave a quick financial summary; MCLOA collected \$ 1050 in lot dues and back balance payments since the beginning of 2019.

The balance in the association account on 6/25/2019 was \$33,871.07. Owed to the association from lot owners on the same date was \$ 23,713.00.

A balance summary sheet printout for all lots was available and passed around the meeting room in McCarthy, showing all lots that currently owe dues as of 6/25/2019.

Incoming treasurer Pete Senty is working to get QuickBooks online set up for the association. The process is waiting for the documents for the change in officials for our association to work their way through the State

of Alaska Corporations licensing database so the newly elected president and treasurer can be added to our bank account with Wells Fargo. Once that has been completed, Jeremy Cohen and Pete will work to set up a Zelle account which will make it easier for all lot owners to pay their dues directly without having to mail them in.

Property Management

Jeremy Cohen re-initiated the topic of hiring a property management firm that was also discussed at the March meeting and that the board would like to pursue this concept further.

Collecting and tracking dues and managing all the property associated task is time consuming and cumbersome and currently shouldered by the board members who are all volunteers and not compensated for their time and efforts.

Much discussion ensued from lot owners. The following points were put forth:

- The current process is not working and is cumbersome and time consuming. It may be worth spending funds to catch up with collecting all dues and staying that way.
- Folks may be more likely/willing to pay their neighbors instead of some agency.
- Why do we want to collect dues to pay for collecting dues, over time this would drain the associations savings, or we would have to collect more from all lots?
- The association currently has ~\$34,000 but is owed ~\$24,000 by lot owners that have not paid some or all their dues. How do we reconcile this? We need help with this.
- Penalties should be charged on all lots that owe more than a set amount.

The board will continue to research this matter. A list will be compiled for the next meeting which will include:

- Specific tasks that the property management company would complete each year
- Cost per lot per year
- Statistics on % collection success by the property management company
- Information on what other landowner associations do

We can always try it for a year and if it does not work out fire the firm.

Fire Prevention

NPS may reestablish the fire break south of the subdivision this fall as they work on some south boundary clearing, but project funding had not yet been approved as of meeting time.

Rob Retherford (B 5, L 6 & 7 Ph I) is once again making his pickup truck and water tank available. It will be parked at the fire shed at the entrance to Ph I across from the Cook's. Rob reported that some missing gear must first be replaced (hoses, fittings, etc.), which he offered to acquire. Plans are in the works to coordinate and schedule a training session soon. Everyone appreciates this being available to help us and our properties to stay safe.

McCarthy Creek bridge remediation

Greg Fensterman reported from meetings he has attended for McCarthy Area Council (MAC) and a separate McCarthy Creek meeting regarding the raising of the McCarthy creek flood plain and the resulting impact on the bridge south and surrounding properties.

MAC's focus is on impact resulting from the higher water levels in Clear Creek and providing access to town and clean drinking water.

Resulting discussion included the increased cost for bridge keys to gain access south of McCarthy creek, the possibility of commissioning a hydrologic model and that this topic is important to all lot owners who want to continue to have vehicle access to their property within the subdivision.

MCLOA should be involved and help develop a plan.

A resolution was put forth for MCLOA to approve funds up to \$2000 to participate in the cost of a reasonable hydrology model and/or study to gather information to show the feasibility of the proposed remediation design by Roland or other south side access options.

The resolution was approved by all lot owners except one no vote.

Roads:

Jeremy Cohen is working on finalizing the Road Charter for the association. All items in the charter have been approved in previous years and meetings. He will complete and send out.

Needed road work can be brought to the attention of the road advisory group or any member of the board.

There will be no credit or payment from the association for unapproved work (by the MCLOA Board of Directors) or work not performed by a licensed, bonded and insured entity.

Comments from lot owners indicating that we should make road improvements a priority and all roads should be caught up to a set standard. This might lead to better payment of dues from some lot owners. Phase II members present voiced frustration that Phase II road development has been suspended due to Phase II's debt to Phase I, for previously unsanctioned road work in Phase II that Phase I ended up having to pay for. Phase II members understand the predicament but are reasonably frustrated and wonder how to pressure those in Phase II that have not yet paid the assessments. During the next meeting, Phase II members asked that the board provide numbers on where Phase II stands in the reimbursement process.

Modifications to MCLOA By-Laws

Regarding notification method updated:

Dodie Pruessner reported that the change to the by-laws is in progress but has not been finalized. She will get signatures from the board to finalize these actions.

Proposed addition to Article II, Section 3 of MCLOA Bylaws:

Dodie Pruessner proposed the following addition to Article II, Section 3 of MCLOA Bylaws:

Lot owners with outstanding dues balances for more than two years will be unable to vote to spend subdivision funds, hold positions on the board or on any committees until dues have been paid or a payment plan has been established and is active.

After some discussion the motion was seconded and put to a vote: 9 no votes and 19 yes votes passed the motion.

Dodie will finalize the documents and present them to the board for signatures.

Election of New Officers:

Jeremy Cohen has been interim President since the March annual meeting. A motion was put forth and seconded to elect Jeremy Cohen as President of the association. The motion was approved unanimously.

Jeremy asked if there were any lot owners present that want to step up to take the position of Secretary and take over from Dodie Pruessner. There were no responses and Dodie agreed to continue for the remainder of the year but is hopeful someone can take over next year.

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

New Business:

Jeremy Cohen asked if there was any new business that need to be brought up at this time. There was no additional business presented.

2020 Winter Meeting:

The date for the 2020 Winter Meeting will be the 2nd Thursday in March, 12 March 2020.

The 2019 summer meeting was adjourned at 8:10 pm Alaska time.