

MCLOA Summer Meeting July 8th 2021

Meeting was held over Zoom

Board members present: Jeremy Cohen / Pete Senty / Craig Neil / Rob Wesson / Jules Hanna

Members present: Anna Myrgorod / Dianne Milliard / Dodie Pruessner / Elizabeth Hilker / Eve

Parnell / Leif Mjos / Robin Child + Chris Brothers / Katy Schousen / Christine Johnson

A quorum was established (*some lot owners have multiple lots)

Pete Senty ran the meeting

- 1) Spring Meeting Minutes from March 11th, 2021 were adopted
- 2) Treasurer's Report: delivery of invoices to email / payment can be delivered online which greatly simplifies the accounting process. (Numbers were read out loud, contact the treasurer for specific #'s).
- 3) Update on Board members insurance. Current and past board members were / are exposed to risk. D and O (Directors and Officers Insurance) is needed. We could not recruit or retain board members without this. We found the lowest cost to be 2,313 per year to cover the board members. It is a significant expense but we do not see a way forward without this. Jeremy explained how we did our due diligence with research of pricing and options. No questions from the members present. Pete made a motion to accept this D and O and subsequent cost. Dodie - 2nd the motion. Voting on zoom is similar to voting at Tony Zak's. Motion passes unanimously.
- 4) Roads: March 11th we reviewed the culvert work that took place 2020. There are currently no current road projects proposed. The draft of the road committee charter is still being worked on. Comments were made about the culvert near Chris and Robin's / underwashing or possibly adding some boulders or retainment under the outfall of the culvert.

Malachite Trail: In the spring because of all the low water table and heavy late season snow (50 year cycle), Malachite trail seasonally floods, and the trail flooded big this year. It makes it impossible for residents to access their property via this route and stay dry. We would use our road committee to come up with a solution. Malachite Trail has never had much improvement outside of a blading years ago. To develop the trail into a road, we would need to bring in input from Phase 2. Christine Johnson mentioned that this has been tried before and has been voted down by the membership. This topic is worth revisiting in the future. Robin Child made a comment about retaining the character and charm of the trail. Dianne M agrees with the nature of the trail with the exception of a specific or partial area of road improvement. It is ultimately up to members in Phase 2 to come up with a proposal for a road improvement/ specific project and capture the aesthetics of the project as a whole.

Culvert: both areas of the road above the culvert could use some gravel. The road is rutted and could use some improvement. Rough estimates were \$420 for a load of gravel and \$400 to spread gravel with the loader. Bringing in a grader would involve Keith and separate costs would be involved. Discussion ensued about using the grader to regrade the road instead of putting gravel on top. When gravel gets put on top and not in the road matrix, it might not mix in well with the road bed. Future mitigations could include adding boulders to capture the road so it doesn't slip into the recently created ditches.

- 5) Bridge Update: Cody Simmons sent an email to Jeremy C. Hydrologists came out and got more data about MXY creek depths. Understanding the hydrology will help understand what impacts the creek has to the McCarthy creek bridge as well as properties that border the creek. More discussion ensued about the creek.
- 6) Liens: We have 8 Lot liens to process. Liens have been proven useful to collect on overdue payments. The Liens work as property has changed hands from land sales and we have collected past dues owed.
- 7) Election on new officers - none
- 8) New business: Treasure's relief. The position is demanding and consists of 2 parts. 1) Communicating with members, issuing invoices, keeping databases, etc. and then part 2- accounting.

An accounting person is in need. We had outsourced this in the past to Jenny Rosenbaum. The admin and the financial accounting is too much and we propose a split in the future to hire out the accounting tasks as a paid position. Pete would ask for some help with the administrative duties.

Motion made to end the meeting, motion seconded, meeting was adjourned