

MCLOA Winter Meeting March 9th at 5.30 pm Alaska Time

The meeting occurred over Zoom, 2 email reminders went out late February and early March Attendance was taken the meeting and a quorum was established, Meeting comes to order All Board members present: Jeremy Cohen (President) , Craig Neil (Vice President) , Pete Senty (Treasurer) , Rob Wesson (assistant secretary), Julian Hanna (Secretary) Membership: Cody S, Eve E, Patricia Doak, Dodie P, Dave Mitchell, Scott C, Leif M, Greg F, Rob R, Matthew E

Agenda:

Minutes from the summer meeting (on the mcloa.org website under announcements)

A motion was made to adopt the summer 2022 meeting minutes. 2nd of motion was made, motion passed.

Treasurer's report (Treasurer)

MCLOA Biannual Meeting Treasurer's Report (rev 3/09/23):

- *Treasurer's Report* for last (6) months (since July 9th, 2022)
Current Wells Fargo Checking Balance: **\$41,235.12 on 3/9/23**,
(was \$43,456.34 on 7/08/23)

Total Income: **\$1,250.00**
Total Expenses: **\$3,465.80**
Net Operating Income: **(\$2,215.80)**

Largest Major Income: **(\$1200. dues)**

Largest Major Expenses: **\$2,363.** for 2022-2023 Board of Directors' D&O Insurance

Outstanding Current Receivables: **\$15,152**, Down from **\$16,352** in July of last year,, (6) Lots greater than \$1000 owed.

"QuickBooks auto-reminders are working; members may receive a reminder if payment has not been reconciled in our accounting books, so be patient."

- **Update on Liens;** Of the (10) Liens placed January 2021, (6) Lots are currently in arrears by more than \$500 and continue to have active Liens; (4) lots came current during the past 24 months out of (10) issued liens.

Cinnabar Project assessment fee: Per our vote at the last meeting, an invoice for the Cinnabar Project assessment fee in the amount of **\$72.19** will be issued shortly by email to all Phase I Lotowners; please "Check your spam folder if you haven't received this"

Paper check \$10 processing fee: In an effort to reduce both paperwork and prevent delays associated with receiving paper checks in the mail, **and also to recover annual costs associated with maintaining the UPS PO Box**, we will be issuing an additional *\$10 check processing fee* for paper check payments starting with the 2023 Member Annual Dues Invoices. Approximately 10%-15% of our membership pays with paper checks; we will work with any lot owners if they need assistance with the online payment utility.

- **Treasurer Officer Update:** I'm stepping down from my role as Treasurer; Cody has graciously agreed to step into this role (pending a confirmation vote by the membership); Cody has accounting experience, and we will be transitioning him into the role by the May of this year I want

to extend thanks to him for volunteering his time for our community, and will be supporting him as he assumes the role.

Phase 2 road work discussion (President)

Questions were raised about road work for Phase 2. Flooding on Malachite Trail and Pyrite Ave. An inquiry was made about how to get a hold of lot owners in Phase 2 to get awareness and interest in the issue.

Road Brushing / Clearing debris in the ROW (President)

A local contractor cannot bring equipment down some roads due to overgrown brush, a question was raised about brushing the right of way. The right of way can be brushed. Roads throughout the subdivision have different Right of Way sizes. The access issue is around quick growing Willow and Alder branches. Brushing the road is also recommended to firewise in and around your property and to create reasonable access for fire and EMS vehicles should an emergency come about. Maps are available on the MCLOA website that shows the ROW size around your parcel.

Road Charter draft / Road committee discussion and follow-up (President)

Still a draft document. Per current operating procedure, if road work is proposed, a bid would need to be presented to the membership, discussed, then voted on. Historically this has been spread out several meetings so lot owners can gain awareness of the proposal and subsequent cost.

Election of officers (President/Treasurer)

Pete steps down as Treasurer. A motion is made to nominate Cody, motion 2nd, passes unanimously. Jeremy steps down as President. A motion is made to nominate Jules, motion 2nd, passes unanimously. Thank you Jeremy and Pete for all your efforts.

The secretary role remains open, please contact the board if you have an interest in this role. The MCLOA board is a volunteer effort. Please reach out to mcloasecretary@gmail.com for more information

Any new business:

An interest in developing a MCLOA contact list was discussed. It can be difficult to find out who your neighbors are, privacy is also respected, how does the membership find this balance? Proposal of a contact list will be sent out to the membership, if you do not wish to be on the list, you can opt out.

Change to meeting times/ times of year:

A discussion about changing the meeting time was made during the summer 2022 meeting. Our Bylaws state that we are required to have 1 meeting a year. We opted for 2 meetings a year to help the organization operate with more efficiency. March and July were not ideal times for most people in attendance and meeting times were discussed to be closer to the start and end of the summer months. A motion was made to change the meeting date and time to the 2nd thursday of May at 5.30 pm and the 2nd thursday of October at 5.30 pm. The motion was seconded, and passed unanimously. The May meeting will replace the March meeting time, and the October meeting will replace the July meeting time. The next meeting is scheduled for the 2nd Thursday of October at 5.30 pm Alaska time.

Firehouse - correspondence with Fire Chief Chris Chester: The Volunteer Fire Dept will continue to keep a fire truck with a 225 gal capacity on the Southside next to a 3000 gal tank for quick refill, both will continue to be positioned across from Bob Cook's driveway next to the shed. A secondary 3000 gal tank further along the Nizina road, furthest south next to Granite Ave, is likely to be up as well. At present the shed contains some hand tools, 5 gal backpack pumps, and some extra hose for refilling the tank as necessary. The Rowlands have always provided all of our Engines with keys to both bridges at no cost as a community service. Response time is still our biggest problem, but having an Engine on the Southside will help to mitigate that. Aside from donations the two biggest things people on the Southside can do to help is Firewise around their homes and access to their homes, continue to maintain that perimeter if they

have already Firewised, and hopefully find a person or persons from over there who could learn to operate the Pumps on our Engines to decrease our response time.

EMS Building - not discussed

Wildfire Mitigation Project - not discussed

The meeting adjourned during the 6 o'clock hour, March 9th, 2023