

McCarthy Creek Lot Owners Association

Minutes from Fall Meeting, Thursday October 10th, 2024

Board in attendance: Jules – President / Craig – Vice President / Cody – Treasurer / Mike – Secretary
27 lots represented; Quorum established
Minutes approved from Spring 2024 meeting

Treasurer's Report

- \$37,131.59 balance in account
- Since October 2023, \$3000 brought in, \$4,960.18 in expenditures, largest expense \$1500 to Rowcom for work on Nizina Road.
- \$17,775 in outstanding liens

Old Business

- Re-brushing of fire-line on southern boundary of subdivision 'stalled out', not on State of AK agenda at this time
- Re-orientation of fire-shack on Sandstone Road approved by Chris Chester with KMVFD, permission to rotate so snow doesn't shed on road. Jason and Cody indicated willingness.
- Close-out report on \$1500 matching funds from MAC spent on grating of first two miles of Nizina Road, spread gravel on a few spots where needing immediate attention. MCLOA spent \$1500. Rowcon donated \$880
- Discussion around grating and gravel being 'band-aid' work, need for crowning/ditching. Discussion around possibility of State of AK taking over road maintenance, pros/cons including State of AK, if caring for road, can do as they see fit, may be aesthetically displeasing.

New Business

- MCLOA no longer taking paper checks, with credit and debit card payment options available.
- MCLOA currently has no mailing address. Discussion around getting a box for MCLOA at McCarthy mail shack when a box becomes available. Long-term goal of MCLOA being entirely paperless with correspondence and accounting.
- Request made for heads up from MCLOA treasurer as to when invoices being emailed out for payment of dues, within context of peace of mind around avoidance of scams. Treasurer agreed, indicating such emails being sent out in 2024 between late November and mid-December.
- **Road work / maintenance is Phase 1**
Christine made a motion to discuss and bring to a vote: spending money on road work in Phase 1. First project proposed was a stretch of road on Sandstone and the second proposal for Greywacke. Much discussion ensued as the project details and scope were sorted out. Vote was brought up to the membership to spend up to \$10,200 on Phase 1 roads. Jeremy Seconds, Motion passed unanimously.
- **An assessment on Phase 1 lot owners (not to exceed 100 dollars) for the project was approved.** Remaining funds will come out of the general fund equal or similar to 1 year of dues for the 68 lots in Phase 1
- Pete Senty described the scope of work on Greywacke (filling in a mudhole with gravel)

Sandstone project is similar: areas of the road are in a state of deferred maintenance and need more gravel and repair.

- Details include forming a road committee of at least 4 people to help in the scope and placement, the details have been sorted out on Graywake and we have an estimate from David Rowand for both projects. The Sandstone maintenance will need some members to be eyes on the section or road to flag the worst areas and help direct the work to be performed. Christine Johnson, Mathew Emht (not present - but proxy was given for his vote), Jeremy Cohen, and Cody Simmons were identified as helpful characters in aiding in road work site logistics.
 - **Road work discussions that came about during the meeting**
Bob Cook - suggests the board looks into alternative funding for state road maintenance at a federal and or state level. Jason - mentions a mudhole that needs repair in Phase 2 / Pyrite Ave. Becky - mentions continuing discussion on alternative cost recovery options for the main Nizina road
- Motion to vote to set meeting time for Spring 2025 Meeting (second Thursday in May / May 8th @ 5.30 AK time). Motion - 2nd's / Passes unanimously / Meeting will be held online

Meeting adjourned at 8.30 AK time