

MCLOA SPRING MEETING MINUTES

MAY 9th, 2025 - 5:30 p.m. AK Time

Roll Call: Present Julian Hanna – President / Cody Simmons – Treasurer / Mike Murphy – Secretary

Absent: Craig Neill – Vice President

25 Lots Represented in person / 6 lots represented by proxy vote

(Laura Brunell / Christine Johnson / Mike Murphy / Cody Simmons / Julian Hanna / Rob Wesson / Ray Moriani / Jeff Frisby / Tim George / Robin Childs and Chris Brothers / Steve Massara / Suzie Hanlan / Eve Edwards / Elizabeth Shafer / Bob Cook / Miles Erickson / Mathew Ehmt / Greg Fensterman / Tony Pirelli and Becky King / Dianne Milliard / Kevin Coughlin / Liv / Leif / Dodie)

Represented by Proxy – Jeremy Cohen, Salvatore Milazzo, Justin A

- October 2024 Meeting Minutes approved

Procedural Review:

- Reminder those who owe more than \$500 they are unable to vote during meetings.
(The Secretary, who counts the votes, has a list of these people. If you are unsure you can contact the Secretary (Mike) via chat.)
- 2-minute speaking limit during discussions. You will hear the secretary say 30 seconds left, and you will be alerted when the 2 minutes is up. At this time we ask you to do your best to wrap up your thoughts/input.
- After others have spoken, additional turns will be limited to 90 seconds.
- A particular amount of maximum time is given for each item on Old and New Business. The Secretary will announce when this time limit is reached. At this time the decision can be made by the group to extend discussion, end discussion and/or table the discussion for the next meeting.
- There is an option for forming a committee to research something further, and bring findings to the next meeting.
- Secretary role also includes regulating the discussion, making attempts to summarize discussion as it progresses, and has permission to bring order to the meeting.

Treasurer Report

- **\$44,234** currently in bank account / **\$10,000** of which earmarked for road work on phase 1 approved at October 2024 meeting
- **\$3,100** in overdue fees have been collected in past month
- **\$17,838** in outstanding fees remain, from 25 lots / 9 lots owe more than \$500, averaging \$1,745 for balance of \$15,704 / 16 lots owe less than \$500, averaging \$133, for \$2,134 balance /
- **Treasurer will continue to send out notices about overdue balances**
- Treasurer sends general heads up that MCLOA invoices are on the way for reassurance that it's not spam / **2025 dues likely coming out between October and December 2025.**

OLD BUSINESS

- Reminder: MCLOA no longer accepting paper checks for dues payment. There is an option for members to now pay via credit or debit card
- Christine Johnson expressed intention to touch base with ROWCON in following weeks for expected timeframe for roadwork on Sandstone Road. Jules did flagging on Graywacke Road in October, at which time David Roland expressed intention to likely start road work when the roads dry out summer 2025
- Treasurer said he believes over 90% of assessments for 2025 phase 1 roadwork have been paid

NEW BUSINESS

- Reminder: Rowcon requesting McCarthy Creek bridge remain closed and locked. Opposition can go direct to Rowcon, association has passed along the message.
- Reminder: Reimbursement for road work requires a bid/qoute and a vote.
- Jules gave update on updating MCLOA website, which was recently worked on by Michelle McAfee of Spark and Muse Design to increase the security of website. Current hosting service is inefficient. Additional upgrading of site and movement to new server/hosting service would cost an additional \$1,600 +. Discussion includes questions as to whether the \$1,600 includes transferring all the content from old site to new site. If work done the structure of website would remain the same/similar. Input/suggestions on potential changes welcome between now and October meeting, and can be emailed to mcloasecretary@gmail.com
- Jules gave update on effort to solicit additional Firewise work for MCLOA from the State of Alaska, expressing intention to send a letter with full support of the association. Vote was held for support. Passed with no opposition. Discussion included review of past such work on Nizina Road, where there was pushback from MCLOA members with concern about aesthetics, which may have slowed down Firewise efforts. Also, a reminder that once MCLOA turned over job to State of AK there is a loss of control over the process, that there is often a 'shock factor', which always mellows over time with regrowth.
- MCLOA representative attended April MAC meeting and proposed MCLOA pays \$1,500 and asked MAC for \$3,000 (meeting 30% matching funds minimum) for roadwork on Nizina Road in summer 2025, for grading the road and gravel in rough spots. MCLOA representative will attend May MAC meeting when vote will be taken to approve or deny this proposal.
- Discussion around reality of 'deferred maintenance', 'bare-bone maintenance' being done on Nizina Road, doesn't address reality of water on the road. Acknowledgement that end of Nizina Road community got ECI (essential community infrastructure) grant in past that created meaningful improvement to road. Confirmation by members that State of AK doesn't have interest or money to put into the Nizina Road. One member questioned if MCLOA has any liability if doing own work on a state right-of-way (Nizina Road).
- Discussion around opportunity for MCLOA to submit a proposal for ECI grant in future. Grant guidelines posted in Chat of zoom meeting. May through July is when MAC reviews proposal, grants up to \$50,000 per year on a first-come first-serve basis. Suggestion by member to form a

committee that can evaluate road and begin work of constructing a proposal, with work done shared at October 2025 MCLOA meeting. Member suggested such a proposal needs to emphasize the problems the road presents, such as ‘need a culvert, because it floods, and becomes dangerous’ – need to ‘sell’ the proposal. “What’s the issue if the work is not done?”

- Discussion around possibility of raising annual dues from current \$50. Members expressed concern of doubling dues to \$100 being too extreme, possibly raising them to \$75. Discussion led to historic conflict between Phase 1 and Phase 2 roadwork funding, whether comes from assessments for each phase, or paid from general fund. Rob Wesson indicated intention to share proposal he presented in past to unify the Phase 1 and 2 roadwork so it can be paid from the general fund; acknowledging much resistance in the past. Currently higher dues would pay for things like Nizina Road, website upgrades, things that benefit entire MCLOA. Some interest shown in effort to once again unify Phase 1 and Phase 2. Member acknowledged he’s been paying dues for 21 years and his road hasn’t improved, the reality of paying for others’ roads. Members questioned whether the by-laws allowed for dues to be changed by those at a meeting versus entire membership voting, initial consensus was it was allowed but that it needed to be confirmed.
- Discussion around current situation with dog team living on Miles Erickson’s lot in Phase 2. Review of MCLOA Board actions since concerns coming in earlier this winter was given, including communication between the MCLOA Board and Kenna and Aiden, the tenants with the dog team. In accordance to by-laws Miles received a letter in mid-April giving notice for the dogs to vacate the lot due to covenants not allowing a dog team. Discussion centered around reality of them being able to find a place to move to (which they expressed they are now actively pursuing – that they have no intention of staying), and enforcement of covenants. Not deemed prudent to grant any official extension or waiver to covenants, primarily due to uncertainty as to whether or not, and/or to what extent, the dog team may create negative impact on the neighborhood during the summer months. Kenna and Aiden provided their phone numbers and welcomed any comments and concerns that may come up during summer. They are making effort to accommodate concerns, by doing things like feeding dogs only once a day (when dogs loud), and are open to establishing quiet hours. Their current timeframe is to find land to move to this summer, build on it and be ready to move there at latest by next spring. There was also a clear agreement that there would be no commercial activity with dog team while they remained on Miles Erickson’s lot. Discussion ranged from support for Kenna and Aiden and minimization of impact of dog team thus far, and members wanting a clear adherence to covenants. Issue will be revisited at October 2025 MCLOA meeting.
- **Next MCLOA meeting October 9th, the second Thursday in October 5.30 AK time over zoom.**
- **Meeting adjourned**