

MCLOA Fall Meeting – October 9th, 5:30 Alaska Time: held on ZOOM

Board Present: Julian Hanna, President / Craig Neill, Vice President / Cody Simmons, Treasurer / Mike Murphy, Secretary

Attendance: 21 people, 1 proxy, 29 lots represented: Laura Brunelle / Pete Senty / Jeff Frisby / Eve Edwards / Craig Neill / Beth / Leif Mjos / Mike Murphy / Dave Mitchell / Cody Simmons / Jeremy Cohen / Tony & Becky King / Rosa Hohnstein / Mark & Livi / Rob Wesson (proxy) / Kevin Coughlin / Dodie / Jules & Kate Hanna / Elizabeth Hilker / Rick Gerard / Rob & Dixie Retherford / Pat Doak

Quorum established, meeting in session and comes to order

Motion to approve Minutes from May, 2025 meeting. Motion passed, minutes approved.

Treasurers Report:

\$25,906 balance in checking account

Spent \$17,065 since last meeting

(paid out @\$15,000 to David Roland for roadwork, combination of assessments and grants)

\$8,600 in revenue collected from membership

\$17,600 outstanding dues yet to be collected, \$15,700 from 9 lots / \$1,900 from 15 lots

Liens: need to be renewed every 3 years, next coming up in 2026 for 9 lots owing most money in dues

Old Business

- Dog Team on Mile's Property Update: tenants have bought land on the westside and intend to move in the summer of 2026.
- Greywacke and Sandstone roadwork approved at the May 2025 meeting has been completed.
- Small grant MAC funding roadwork completed on Nizina Road.
- Firewise: new website and information <https://www.copperriverfirewise.org/>
- Michelle McAfee gave a presentation on the potential of updating MCLOA website, transferring to a better platform. Estimated cost between \$1,900 and \$2,500. Less expensive options available, but this would be easiest to manage by multiple collaborators once up and running. Option for making a 'Secure' site, where MCLOA members have a membership for accessing the site, can establish your own password that allows you entry to the site – all information beyond 'the gate'. There will be a 'I forgot my password' button. There will be more general information about MCLOA available to the public, 'before the gate'. Monthly cost @\$16, which is similar to what MCLOA now pays. Managers of website can delete accounts. Process for updating the site: first set up initial design, the 'bones of the website'. Once approved by MCLOA board, content added, then open for input, feedback. Once content approved, open to search engine optimization – which discussion sentiment said was not going to be necessary for MCLOA website. The final phase is a week of checking links, uploads, making sure pdf links can be downloaded. The entire process is estimated to take 6 to 8 weeks.

- Discussion included questions around possibilities of utilizing the website in some way for increasing connection within the MCLOA community, such as bulletin-boards, ways to post messages about information relevant to the neighborhood, etc... Michelle suggested she can look into options, including 3rd party apps she could include on the website.
- MCLOA membership voted unanimously to approve Michelle's proposed work and move forward with the project.
- In discussion, it was pointed out the latest contact list on the website was from 2023, and a request was made to update the contact list.

NEW BUSINESS

- Starting in 2026 MCLOA Dues will be sent out at the start of the year. Expect to see an invoice from MCLOA in February 2026 by email. The 2025 dues invoices will be sent out in November, 2025. Payments can be collected via credit card / debit card / or electronic transfer, no paper checks.
- Large Grant ECI roadwork completed on Nizina Road. Jules led a successful charge for a large MAC grant during summer of 2025. Work on the road included 2 culverts, ditching, and gravel spreading. \$21,645 was paid by MAC, and \$7,215 was paid by MCLOA.
- Motion made to fund roadwork on Granite Ave due to rough road conditions. Kevin Coughlin has flagged the troublesome spots needing work. David Roland quoted 4 loads of gravel and spreading at \$4,700. Motion voted on and passed unanimously by MCLOA members living in Phase 1, since this project will be funded by an assessment for phase 1 residents, estimated to be \$74 per lot. Cody said this assessment will be sent out in February, 2026.
- Concerns of two dues between November and February, and then the assessment – particularly for MCLOA members with multiple lots, expressed. Cody suggested he could work with those lot owners to establish a payment schedule for them that works.
- Discussion around recent bear destruction of property within MCLOA subdivisions and McCarthy area in general. Three bears have been shot. Reminders to board up windows when leaving town, and or to take necessary steps to be more vigilant.
- Next meeting will be the second Thursday in May, 5.30pm AK time hosted on zoom.
- Meeting adjourned

Next MCLOA meeting May 14th, 2026 - the second Thursday in May 5.30 AK Time