

MIDDLE CRAWFORD ROAD ASSOCIATION

BUILDING THE CRAWFORD ROAD COMMUNITY

BOARD MEETING MINUTES

January 19, 2020

2:30 pm: Jacobson/Howard house 3053 Forest

Call to order: 1438

Attendees: Max, Mary, Tara. Joined by Sky Rudolph

Approve December Minutes: Mary made a motion to approve December 2019 minutes and Max seconded the motion.

Treasurer's Report: See "January 2020 Treasurer's Report"

▪ **Highlights:**

- December beginning balance- \$11,494.35
- December ending balance- \$21,494.35
- Uncollected dues for 2019 (not including past due accounts from prior years) \$632.50
- Recommendation to board for actions regarding delinquent accounts:
 - Small claims court filing after the final lawyer meeting for the Woods
 - Those who have engaged the board and are on a payment plan, the balance will rollover to 2020
 - A motion was made by Mary to forgive Klassen and Recor's balance for a total of \$37.50. Max seconded the motion. All in favor.

Business: Brief Review of the issues before the board

- Emergency Preparedness:
- Bike/Walking Path:
 - Working with Craig for moon dust and clearing – option of starting at a different area so as not to have to wait for Craig to be in a position to start.
 - We spoke several members who are excited to contribute.
- Bump Revisions:
 - Craig, the provider of the bump modifications is still scheduled to do the work but he had open heart surgery on 12/3 and will not be at work for several months. Not sure where this leaves the asphalt section. The work on the fence and landscaping will continue.
 - Auston said he would create a concrete hump at the beginning of the gravel road – we talked to Mitch about it and he thought it wouldn't slow traffic any more than the enormous pot holes. We believe it will provide an indication that the road has become gravel and to proceed with caution. Auston can do this work in the spring.
- Road Maintenance:
 - Debate as to whether the the north section of Crawford, from Lake Leo to County Road, is complete. Waiting to hear back from Mitch about our current status.

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- The culvert just north of Auston and Carly is blocked and we are watching to see how this will impact the pool to the west of the road. It appears we may be able to create a larger holding pond and incorporate that in to the landscape – path plan.
- Once a plan for the additional \$9,000 that Betty Carlson sent is made then Mary will send another note to Betty to let her know how we are utilizing her generous gift and how it will be impacting the community.
- **New Members packet to include: not in this order**
 - Listing of easements – not sure we need this?
 - Articles of Incorporation – not sure we need this
 - Declaration of Membership – not sure we need this
 - Bylaws
 - Welcome letter

Attorney Update – Mary and Max met again with our attorney Mathew Walker at Doug Kelly’s office. He is helping us organize our understanding of the governing documents. We have provided the easement, the declaration of membership for all the properties and associated with the current owners. He was of the opinion that our Articles of Incorporation were fine – not perfect but perfectly adequate for the job.

- Takeaways - he suggested we have at least 5 million in liability insurance.
- From the Declaration of Memberships – it appears that the property owner agreed to the bylaws that were written at the time of signature.
- A public road does not become public just because it is used by the public.
- Recommended plan of action – get specific road requirements that the county needs in order to have the road assigned to the county. Work with contractor to establish a price for that and a time frame – in our case 50 years – then negotiate with the county.
- Lawyer says we have a political problem not a legal problem.
- We need to establish a political strategy.
- We asked if we could write into the bylaws a provision that requires any new access to Crawford to go through a MCRA approval process and fee arrangement. In the hope that if the county tries to attach to Crawford they would have to pay us for that privilege and design a connection we would accept.
- He said our easements, as he currently understands them, would not allow us to require access permits to attach to Crawford. In other words, the easement gives access to the public therefore the public has access.

Suggestion from another attorney –

- What is the county’s position on impact fees – they do not currently have any but they are not illegal according to Helen Price Johnson
- Provide an option for the county

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- **Projects List:**

- Review Project List
 - Action items related to the project list:
 - Crosswalk at bus stop – looks like a spring project
 - New members at the Airport and Forest Knoll we estimate could generate an additional \$4,000. Dues annually.

- **Bylaw Review**

- The progress on our current iteration of the revised bylaws can be reviewed in Dropbox in the plain language. I suggest we provide a copy of the plain language version to the membership for their review at their leisure with a plan to vote on them at some point in the future.

- **Creation of Reserve Account** – Max has started the process of acquiring a Money Market account so MCRA can have a reserve account.

- **Planning Info regarding Airport zoning** – County appears to have been unaware of airport compatibility laws. This could effect county and private land owners.

- **Preliminary Budget for discussion-** this is just a start.

- **Annual meeting proposed agenda for discussion- (not discussed yet)**

- Election of officers
- Treasurer report
- Website update
- Budget approval
- Pres report – what we did this year
 - # traffic calming
 - # county road
 - # dues collection
 - # Governing Doc Review
 - North Crawford
- Goals for 2020
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Adjourn: 1730