

Minutes for HALO Annual Meeting May 5, 2011
Holy Spirit Retreat Center, Anchorage

President Wayne Westberg opened the annual meeting at 7:10 pm. About 32 other people including presenters were in attendance.

Approval of Minutes: Motion by Pat Abney and Rodney Powell to approve the April minutes. Passed.

Treasurer's Report: Checking account: \$4,293.52; Legal account: \$20,585.88

President's Message: Westberg reported the Water Well Report fund should now have about \$1,000 in it with the checks that were handed in at the meeting.

Committee Reports: Chris Monette reported on the South High Sports Field issue. She said the original information that her council (HOCC) received from the promoters of the project was flawed. The project will include a large football stadium with a scoreboard and lighting and a baseball field. HOCC was able to get the Urban Design Commission to hold a hearing on the project because there had not been a public process.

Presentations/Speakers:

Ric Davidge spoke on the updated Potter Highlands Subdivision. He said hydrologists have been hired to look into the hydrology concerns of the Potter Valley Homeowners Association. Traffic counts are being conducted along the Finland area. A trail designer has been hired. The P/Z hearing has been delayed until July.

Chris Beck spoke on the Campbell Track Area Water Well project. AWWU needs a high capacity, deep well to help with the low water capacity that they encounter in the summer in SW Anchorage. There will be a test well drilled this summer; some of the adjacent private wells will be part of the study to determine if the AWWU well will impact private wells (although most of the adjacent area is on public water). In answer to a question, this project is about a new source of water and was not part of the past SAWIP project which dealt with water storage.

Marty McGee of the MOA Property Assessor's Office gave a presentation on how property appraisals are derived. Property is evaluated every six years. Taxes are independent of the valuation. The Assembly sets the mil rate each year. About 62% of municipal taxes come from residential property taxes (single family to triplexes) with 29% derived from commercial properties and 9% from equipment and inventory. Alaska State law states the tax rate shall be equal for commercial and residential properties. The average residential property value is \$316K. While the MOA has a tax cap, bonds expand the cap because they include not only construction of project but maintenance.

Members of the audience stated their frustration with the appeal process while another wanted to see the 'manual' that the MOA uses to determine the assessed value and comparisons. McGee stated the process is mathematically-based and complex. He said real estate appraisal books are on-line that explain the sales comparison approach.

New Business:

Elections: Motion by Holm and Powell to allow the vacant G-3, Seat A to be shared by John Weddleton and Matt Burkholder. Passed.

Motion by Hamre and Abney to extend the terms of all Seat B board members as well as the current officers. Passed.

Announcements: Nolan reported on a variance request from a resident on Baronik Street.

Adjournment: 9 pm.

Submitted by: Dianne Holmes

