

## **I. Call to Order**

The meeting was called to order by Ted Cox at 7:15 P.M. A Quorum was present.

## **II. Old Business**

### ***Minutes from Last Meeting***

Jim Courtney read the minutes of the January 13<sup>th</sup> meeting.

### ***Treasurer's Report***

Dick Coutts reported that \$2345.73 remained in the treasury.

Ted Cox motioned to accept the minutes and the treasury report. The motion passed.

## **III. New Business**

### ***Discussion***

- Jill Parson from the Borough Land Management department was present. She related aspects of the transfer of the lease of the 320 acre Jack Nicklaus golf course parcel to Pioneer Mountain Properties.
- Judd Walker of Pioneer Mountain Properties discussed his involvement in the golf course project. He stated that he talked to Victor Trygstad about two years ago, and again about three months ago. He said that he is now in control of the project, and was not aware of the controversy surrounding the parcel. Mr. Walker stated that his experience includes owning and operating the Mayflower Circle trailer park in Anchorage, and developing the Knik View subdivision in Peters Creek. He raised the following items in his discussion:
  - The golf course does not appear to be feasible. The banks want 30% to 40% down for financing
  - He may have to formulate another plan and take the issue back before the assembly
  - He hopes to have a master plan in about a year, and start building in 2001
  - He may decide to give 120 acres back to the borough as a recreation area
  - He will dedicate some trails
  - He envisions a development that would be attractive to cargo pilots and people with similar work schedules
  - He is interested in paving the private airstrip on Maud Road
- Jill Parson discussed the purchase of the 30 acre parcel by the community council
- Laurie Courtney reported on the last assembly meeting
- Ted Cox discussed the trails grant and brought up the June 1<sup>st</sup> deadline
- Ted Cox handed out sample community survey forms.

Dick Coutts motioned to adjourn at 8:52 P.M. The motion passed.