

CLRSD Meeting

The CLRSD meeting was held on July 2nd. I didn't go, but Rod Johnson reported most discussion during the meeting related to easements. Apparently they (the easements) weren't registered with the county, which is a requirement to make them fully valid. At this time that point is mute, as once the CLRSD ceases to exist the easements will become invalid. Some of the discussion involved "[Quit Claim Deeds](#)".

A second item of concern was the property the CLRSD acquired for the wastewater plant for Phase III. John Kolb, CLRSD attorney reported there were multiple "clouds on the title"*. They weren't resolved before the CLRSD purchased the property. This usually is a normal process before the property sale is consummated.

Moe Township Meeting

1. The board passed a resolution rescinding last months motion to obtain the CLRSD easement related to property in Moe Township.
2. The board talked about holding a special meeting to entertain proposals as to how to retire Moe Townships portion of the \$3.4 Million CLRSD debt. A second item of discussion during the meeting would involve the bonding process Moe Township must enter into to retire the debt owed to CLRSD, which must be settled before 12/31/09.
3. A Moe Township resident asked for permission to encroach on the township's right of way. The specific request involved installation of a mound system. Twelve feet of one side of the system would be on Township right of way. The board suggested he contact the CLEER group for guidance in lieu of the township granting his request. Jim Vonmeier, Cerified Environmeental Specialist with the Minnesota Extension Service (main speaker @ the CLEER meetings this weekend) will inspect the resident's site this weekend & make recommendations. The resident said that Dave Rush, with the Douglas County Land & Resource Department, had recommended an alternate septic system that would meet their needs, but would cost \$22,000.
4. The next Moe Township meeting will be 7:00 P.M., August 3, @ the Moe Town Hall.

**A "cloud on title" is an apparent claim or encumbrance, such as a lien, that, if true, impairs the right of the owner to transfer his or her property free and clear of the interests of any other party.*

The existence of a cloud on title casts doubt upon the ability of an owner of real property to convey marketable title to his or her land, thereby lessening its value. The owner must present evidence to dispel the cloud on title if he or she wants to transfer ownership free of legal uncertainty. One method to remove a cloud on title is the commencement of an action to quiet title.