

Minutes

**Mammoth Creek Homeowners Association
ANNUAL MEETING
September 21, 2013
Noon—Potluck and BBQ
1:00 p.m.—Homeowners' Meeting
Approved by BOD November 25, 2013**

In Attendance: Board members Gary Drlik (unit 53), Ed Klotz (unit 25), Harvey Place (unit 26), & Mary Beth Richardson (unit 9); Managers Cheryl Caton and Gary Small; Homeowners from units 1, 2, 5, 7, 23, 24, 27, 28, 31, 37, 44, 45, & 47.

1. Welcome and Call to Order

- President Gary Drlik called the meeting to order at 12:59.
- Gary Small & Cheryl introduced their families.
- Board Introduction.
- Attending members' introduction.

2. Attendance

Circulate attendance list for units/owners present to determine quorum

3. Introduce Current Board of Directors

- Renewing members: Gary Drlik and Harvey Place by acclamation
- Continuing members: Ed Klotz and Mary Beth Richardson
- Outgoing member: Linda Mueller—we appreciate her service and thank her for her commitment to the HOA.

4. Approve Minutes of the September 22, 2012 Annual Meeting

No homeowner quorum; can't approve. BOD approved at October 11, 2012 BOD Meeting for matter of course.

5. President's Report—Gary Drlik

- Shout out to HSM for successful transition year; the complex has never looked so good.
- Shared long-time renter's (the Woodwards) letter re: HSM & their pleasant demeanor. Presented sign: "Smiles are contagious. Be a carrier".
- Review of year—smooth transition, fewer BOD meetings.
- 4 units have sold in complex this year, several refi. Financing has not been a recent issue.
- We've been the flagship complex re: fire safety with our new fireplaces. Many other complexes have consulted MCC to consult.

- Firewood on decks—outside contractor has been hired to enforce ordinance to cover wood. Town of Mammoth Lakes (ToML) says it will be enforced consistently next summer. Owner's responsibility to cover wood between June 1 & Sept 30.
- Projects this year:
 - pool repair,
 - parking lot slurry seal—*looking at establishing an alternating schedule for sealing parking lots one year and complex walkways the following year.*
 - plans for next year—add BBQs for summer use. Additional BBQ at pool, propane tank & grill on patio

6. Treasurer's Report—Harvey Place

- Good news: still solvent!
- Ran at a loss last year--\$17k decline in replacement funds; had a few surprises:
 - manager unit fireplace—replacement had not been budgeted, but Board felt it was the appropriate time to replace the pellet stove while redoing the manager's unit.
 - replace tile on spas
 - replace coping on swimming pool—had to be replaced (sooner than we had anticipated) due to leaking seal around the coping. Required to prevent further damage and avoid higher repair costs down the road.
- This fiscal year
 - Five months into fiscal year: we've had more in the replacement fund this August than any August in the past 9 years.
 - Surprises: Extra siding & replacement of pool heater.
 - Gary D remarked that all units placed on the market have sold; positive sign about the availability of loans. Recently, the condo/hotel issue has not been an obstacle.
 - Have maintained HOA fees for the last 5 years; plan to keep them at current level.
 - Accounts receivable an indication of quality of ownership: have had only 3 delinquencies in the last 8 months.
 - Will begin setting the budget for next fiscal year in the coming months.

7. Manager's Report—High Sierra Management: Cheryl Caton and Gary Small

Cheryl

- Updated status on Ted & Marilyn. They're doing very well & are very happy, traveling all over in their RV.
- Light winter. Although December was 2nd highest recorded snowfall, rest of winter was light.
- Creek clean up: first time in over 5 years.
- New digital pool heater keeps pool temp steady.
- Summer fires were awful—air quality forced us indoors... except for Guillermo & Pablo who still worked through the smoke.
- Slurry work has made a huge improvement on the appearance and safety of our parking lots.
- Window repairs: cranks are breaking & hinges are sticking. Let HSM know if windows need repair or inside window trim painted; although all interior painting is the owner's responsibility, HSM will provide painting services for a reasonable fee. Painting restores wood trim and increases the life expectancy of windows.
- Railings will be painted/varnished this fall.
- Have loved this year.

Gary

- Firewood reminder: let HSM know & they'll order for your unit.
- Owner Q: any objections to replacing deck nails w/stainless screws? No: go for it.
- Been a fun challenge taking over 2 businesses—management & reservation.
- Together, Cheryl & Gary have one brain.
- Shout out to Guillermo & Pablo (The Boys)—they keep this place running. We're really lucky.
 - Pat Thornton #5: The Boys go beyond the call of duty to take care of critter control under decks.
 - Tony Meripol: Guillermo is master of all trades. Both boys are "jewels in our crown".
- The to do list keeps growing, but we're plugging away at getting everything done and meeting all owners' needs.
- Thanks for choosing us—love it & look forward to staying on for quite a while.

8. Project Updates: comments and questions

i. Update on Town of Mammoth Lakes Bike Trail project

- Gary gave history of agreement we've arranged with ToML to deal with MCC property needed to expand bike trail from park to end of Meadow Lane.
- Bike path is good idea & will benefit the complex. We'll have easy access to the path and everything that connects to it.
- Shuttle stop shelter has been removed—stop has been moved north of its previous spot.
- Worked out legal agreement for land transfer—sold small parcel for \$5k; ToML also paid all attorney fees.
- Another phase is planned to continue path on south side of creek in 2016 (along Old Mammoth Road). ToML will need to either purchase our land or arrange an easement.
 - John Thornton mentioned public use easement between our south property line (north of road) about 40 feet north into our property. Allows public access to the creek. Recorded in original track map & land use plan.

ii. Window Replacement

- Our older crank-out (casement) windows are an issue: condensation & lower units blocked by snow. Also, they pose a hazard when opened into walkway areas.
- HSM will work with owners to repair any windows that are difficult to open/close or lock/unlock.
- Country glass recommends a Milgard sliding window, fiberglass frame. Cost: \$1130 per window (installed); add \$100 per upstairs window.
- 452 windows in complex.
- CCRs do not allow for differentiation of prices for units. Because CCRs only allow for flat fee per unit (according to a formula based on 3 different unit descriptions), we'll have to rewrite CCRs. 6-8 month process. BOD will further discuss in upcoming meetings.
- Options:
 - Special assessment—replace all windows all at once. Could get bulk installation price. Could also divide assessment into phases, both for installation & payment.
 - Homeowners replace at their own expense, but would need to go through HOA-approved contractor and get Board approval prior to

- installation (architectural review process: submit Unit Modification Request).
 - Give a timeline within which all owners replace windows at their expense.
 - Gary & Cheryl are our eyes & ears on the complex with any replacement projects.
 - iii. Future of the Project Tennis Court
 - Replace vs. Repair: replacing with green space: 70k. Repair & resurface: 17k.
 - BOD has decided to keep court—repair.
 - Some owners present expressed support in keeping the court. It's an attractive feature to both owners and renters.
 - iv. Digital 395 Project, Suddenlink and Verizon upgraded services
 - Digital cabling is almost finished.
 - Verizon is not participating in Digital 395.
 - Suddenlink: Now offering 15 mbps Internet speed. Going all digital cable this fall; will provide cable boxes & modems. Will notify customers & work with management to install.
 - New Suddenlink pricing: will pay a little less to get faster service.
 - Phone- \$25 by itself, \$15 if combined with 1 other service, \$10 if combined with Cable TV & Internet
 - Basic Cable- \$58 which drops to \$50 / month if packaged with HD box (\$6/month) or a HD/DVR is \$15/month.
 - Internet- 15 mbps is \$35, 30 mbps is \$45 if bundled, or \$60 **for Internet alone.**
 - Group pricing: no individual benefit for owners, so BOD didn't pursue.

9. *Owner's Forum: 5 minute limit per unit*

Any homeowner may address the Association. There will be a five-minute time limit per homeowner comment, per item.

- Brought up during window discussion: can we get a similar policy regarding decking?
- Owners interested in using composite materials (e.g. Trex); be aware that most of such material requires 16" on-center joist spacing. Since MCC decking is spaced approx. 29" on center, you may need to install new intermediate joists to meet the installation requirements for composite material.
 - Per the Trex website, their 1x8 product needs to be installed 16" on center and their 2x6 product needs to be installed 24" on center.
 - Before planning to use any composite deck material, always read the installation instructions from the manufacturer paying special attention to the required joist spacing.
- Owners need BOD approval prior to making improvements on decking (architectural review process: submit Unit Modification Request).

10. *Next Annual Meeting*

- i. Time, Place, Location—members present agree that this arrangement & time of year works.
- ii. Suggested Agenda Items: guest speaker?

11. Adjournment

Hearing no objections, Gary Drlik adjourned the meeting at 2:40 p.m.

Respectfully submitted
Mary Beth Richardson, Secretary
September 26, 2013