

Minutes

Mammoth Creek Board of Directors Meeting

January 26, 2016

7:00 p.m.

MCC Office/Conference Call

Phone # 888 296 6828

Conference participant PIN: 460579#

Approved February 25, 2016

In attendance: Board members Gary Drlik, Sara Gomberg, Ed Klotz, Harvey Place, & Mary Beth Richardson; Managers Cheryl Caton and Gary Small; Homeowners Pam & Russ May (unit 60), Dave Anderson (unit 41)

1. *Call to Order*

President Ed Klotz called the meeting to order at 7:03 p.m.

2. *Owners' Forum*

Any homeowner may address the Board or wait until later to discuss an item as it appears on the agenda. There will be a three-minute time limit per homeowner comment, per item.

- a. Unit 41—requests a door replacement; leaks air badly.
 - o Additional homeowners present experience similar issues such as major drafts, swelling and shrinking, difficulties opening/closing, even after multiple remedies: units 29, 53, & 60.

3. *Door Replacement*

- a. Ed—doors part of restricted common area. 2 options:
 - i. replace all doors with an upgrade in quality, architectural style, and finish over a 4-5 year period, funded with a special assessment
 - ii. for those doors with significant malfunctions that cannot be remedied with repairs, replace with current solid style, funded through HOA budget.
- b. BOD will follow through with survey promised at September's Annual HOA meeting. Questions will address which funding options the homeowners prefer, along with door style and hardware preferences.
- c. Follow-up BOD meeting on Feb 18 to discuss survey results.
 - i. Discuss remedies for those with most urgent need to replace.
 - ii. To cover option a.ii, Sara will price a solid slab door & jamb.

4. *2016-17 Budget Proposal*

- a. Discussion of "first pass"—adjusted numbers in light of repairs needed in pool/spa area.
- b. Gary motioned to approve the second pass of the 2016-17 MCC HOA budget. Ed seconded.

- i. Continued discussion—manager’s unit windows (updated price from selected vendor)
- c. Motion passed unanimously by a roll call vote.

5. Ice Rink Update

In April, the Town Council (TC) approved plans to relocate the multi-use ice rink to MCP. Friday, January 29, the TC will meet to seek public input for the Mammoth Creek Park West (MCP) Plan Your Parks initiative that now includes the ice rink. Gary Drlik & Sara Gomberg will attend and report back at the next BOD meeting.

- a. The new budget will include \$6,000 to cover any and all potential legal expenses for the year.

6. Window Replacement Prices for January – July 2016

Vendor selection/Mammoth Screen and Glass (MSG) for January – July, 2016

- a. Thirty-three units paid in full; owners and BOD are very satisfied with MSG’s work up to date.
- b. MSG has submitted a bid for six-month period of January – July, 2016 with updated pricing for 27 remaining units. The BOD will review and vote to select the vendor and secure prices; homeowners enter into individual contracts with the chosen vendor. The bid prices from MSG reflect an increase of 4 – 7% from 2015 to 2016 due to Milgard raising prices.
- c. BOD will clarify breakdown of price increases with MSG & will vote at the February meeting.

7. Approval of September 12, 2015 BOD and Annual HOA Meetings Minutes

Immediately after the meeting, approved minutes are conveyed to Butner for distribution in next HOA statement and posted on the [MCCHOA Website](#) under [Board News](#) (login required).

- a. Ed motioned to approve both sets of minutes as presented, seconded by Harvey.
Approved unanimously.

8. Executive Session: Malcolm Lawsuit Status

- a. Update:
 - i. Mr. Malcolm was deposed December 2, 2015. The transcript is available to any homeowner through Butner’s Homeowners Association Services.
 - ii. Mr. Malcolm has agreed to drop the lawsuit against Gary Drlik, HOA President at time of filing.
- b. No action items to report.

9. Agenda Building

- a. Thursday, February 18, 7:00 p.m. PST
- b. Agenda items to consider:
 - i. Discuss survey results
 - ii. Ice rink updates

- iii. Window Vendor
- iv. Loft egress issues
- v. Dog policy (optional)
- vi. Spring meeting dates

10. Review Action Items

Action Item	Next Steps	Person Responsible
Door Survey	Revise, BOD review, send to home owners (this weekend)	MBR
Door replacement	Acquire cost for solid composite door	Sara
Window replacement	Clarify MSG prices	Gary
2016-17 Budget	Finalize, send to Butner for distribution (Feb 1)	Harvey
	Budget cover letter to Butner (by mid Feb)	Ed
	Prices for Manager's Unit replacement windows	HSM
Malcolm Lawsuit	Copies of deposition to Butner	Ed
Website	Check with WordPress about New Post email notifications	MBR

11. Adjournment

President Ed Klotz adjourned the meeting at 9:38 p.m.

Respectfully submitted,
 Mary Beth Richardson, Secretary
 January 26, 2016