

Minutes

Mammoth Creek Board of Directors Meeting

February 25, 2016

7:00 p.m.

Location/Conference Call

Phone # 888 296 6828

Conference participant PIN: 460579#

Approved May 7, 2016

In attendance: Board members Gary Drlik, Sara Gomberg, Ed Klotz, Harvey Place, & Mary Beth Richardson;
Managers Cheryl Caton & Gary Small.

1. *Call to order*

President Ed Klotz called the meeting to order at 7:01

2. *Approval of January 26, 2016 BOD Meeting Minutes*

Gary moved to approve draft 3 as amended; Ed Klotz seconded. Passed unanimously by roll call vote.

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).

3. *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.

- No homeowners present

4. *Discuss Door Survey Results*

- a. See MCC Website for supporting Excel documents.
- b. 56 total responses—6 of which are from identical IP addresses = 50 responses from individual IP addresses
- c. Summary:
 - i. Most say doors do not need to be replaced.
 - ii. Majority wants to stay with current style.
 - iii. A special assessment would not pass.
 - iv. There is little consensus on style.
- d. Although the majority of the board is in favor of upgrading all complex doors, the input of homeowners says otherwise. In addition, the board realizes that we need to complete the window replacement project before undertaking new projects.
- e. Mary Beth motioned: based on survey results, the board will not pursue a vote on a complex-wide door replacement project. From this point, if the HOA can no longer repair a unit's door, it will replace the door with a fiberglass door of the same style, color, and hardware as current doors, and done at the expense of the HOA (from maintenance fund). Gary D. seconded. Unanimously passed by a roll call vote.

- f. Mary Beth motioned that for security reasons, homeowners may install a door peephole and/or deadbolt, at owner’s expense, of an approved style/color and installed at consistent heights. Homeowners must consult with management prior to installation for final approval and for installation heights. Gary seconded. Unanimously passed by a roll call vote.

5. Ice Rink Updates

- a. Meetings have focused on asking the public how it would like to use different features of the park; Board members who are in the area attend and provide input when appropriate.
- b. Town of Mammoth Lakes Website for detailed information & progress: [Plan Mammoth Creek Park](#)

6. Window Vendor

- a. Mammoth Screen & Glass (MSG) has submitted a bid for the remainder of the 2016 calendar year—10 months. Price increases range from 4.7 to 6.2% and reflect Milgard price increases. See Web post for price list.
- b. Gary moved to accept MSG’s bid proposal for the remainder of the 2016 calendar year. Ed seconded. Unanimously passed by a roll call vote.

7. Spring Meeting Dates

- a. Friday, May 6—9:30 a.m. executive session (Malcolm lawsuit)
- b. Saturday, May 7—full Board meeting

8. Update and Report Back on January 26, 2016 Action Items

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

9. Executive Session—contracts and legal updates

- No action items to report

10. Agenda Building

- a. Next meeting date, time, and location: Friday, May 6—executive session. Saturday, May 7—full Board meeting.

- b. Agenda items to consider: use last May's as a template. Add dog policy discussion.

11. Review action items

Action Item	Next Steps	Person Responsible	Status
Window Project	Distribute 2016 pricing w/ cover letter	Gary	
Door Survey	Post/email results of survey & BOD vote	MBR	
	Contact homeowners (29, 41, 54) re: next steps for door replacement	Sara	

12. Adjournment

Hearing no objections, Ed adjourned the meeting at 9:16 p.m.

Respectfully submitted,
Mary Beth Richardson, Secretary
February 25, 2016