

Minutes

Mammoth Creek Homeowners Association
Board of Directors Meeting
Saturday, May 7, 2016
9:00 AM
Mammoth Creek Condominiums Unit 26
Approved September 10, 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 9:21 a.m. and moved immediately to closed session

2. Executive Session

Malcolm lawsuit and settlement—conference from May 6

- a. No action items to report.
- b. Status update for homeowners: Settlement hearing yielded no agreement. Moving forward to a trial date most likely to occur summer of 2017.
- c. All lawsuit documents are available from Butner at any homeowner's request.
- d. Adjourned Executive session at 10:11 a.m. and moved to public session.

3. Walk the Complex

- a. Slurry—discussed will continue with alternating summer slurry of parking areas & walkways
- b. Tree trimming & removal—Doug Jastrab will examine trees & make recommendations.
- c. Status of siding replacement—in final phases. Reviewed portions of which buildings to be finished in the next 2 years. Will then rework painting cycle based on condition of paint on initial Hardee board installations.
- d. Discussed condition of deck railings and possible options to speed up refinishing work.
- e. Tennis court fence—discussed difficulty in nailing down a vendor to repair west side.

4. Approval of February 25, 2016 BOD Meeting 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).

- Ed moved to approve the minutes; Harvey seconded; approved unanimously

5. Dog Policy Issues

- a. Agreed to post signs. Reviewed policy violation steps.
- b. In walk through, evidence of dog damage. Please keep dogs leashed & have dog eliminate on non-grass areas.
- c. Alternate areas to let your dog run—Sherwin creek road, out by propane tanks.

6. Owner's Forum

Rosemary Gilbert—loft egress issues, mainly loft window. Does replacement window permit allow approval of current window? See answer in #7

7. Loft Egress Issues.

- a. Gary Small attended a Town meeting re: Town of Mammoth Lakes (ToML) Quality of Life ordinance and its issues requiring loft egress. Town is embarking on a process to come up with possible solutions, especially for older buildings. Looks like older buildings will have original building codes grandfathered.
- b. CA building code 15.24.100 loft requirements (ToML ordinance) allows an exemption that applies to original construction of our 2nd floor units with lofts.
- c. Town has signed off on several replaced loft windows, therefore we believe we are compliant with ToML requirements at this time.

8. Noise issues

Certain first level owners struggle with noise transmission from 2nd floor hardwood floors.

- a. A first floor owner requests that the Board require 44 owners to mitigate noise issues. Because 44's hardwood was installed prior to 2010 Floor policy, their unit is in compliance; cannot impose any requirements, but can suggest the take "good neighbor" measures.
- b. Board will mediate the issue and suggest some fixes to upper unit owners.

9. Manager's Report

- a. Slurry—get bid for both parking lots & walkways to allocate accurate funds for upcoming budget year.
- b. Covered unit 2 tenant issues—deck and wood storage, parking, and guests' dogs.
- c. As of May 1, all units walked and heat is now off in all units.
- d. Board request: use manager's email address for all HOA-related correspondence
- e. Pool fill line is leaking; will have to dig up and repair sometime this summer.
- f. Metal stairs: need to start looking at budget for refinishing/powder coating steel stairs.

10. Summer Tarps for Firewood

Notifying homeowners of dates & options. Send flyer to Butner to include with monthly HOA statement.

11. Board Member Positions Open for Election

- a. Two positions open: Ed Klotz, President, and Mary Beth Richardson, Secretary
- b. Call for nominations to go out by June 1, 2016 and due to Butner July 8, 2016

12. Planning for September HOA Meeting.

- a. To be held Saturday, September 10, 2016
- b. BBQ lunch at noon in the pool area
- c. HOA meeting follows at 1:00 p.m.
- d. Sara to invite ToML guest speaker to provide presentation and Q & A
- e. HOA Annual Meeting notification and ballots distributed to all homeowners by end of July.
- f. Ed moved to appoint Cheryl Caton as inspector of elections for the Annual meeting. Harvey seconded. Passed unanimously.

13. Update on Water Restrictions

Review the "what can still be done" list from the 5/16/2015 board meeting.

- a. Complex will continue to comply with Town's level 3 water restrictions
- b. Reminder to homeowners of low-flow toilet rebate.

14. Treasurer's Report

- a. Good news: \$339,000 in replacement fund, highest it's ever been—up by approx. \$37K from this time last year.
- b. Operating Fund is at \$76,000, a very good spot. Depending on painting contract, we could be \$16,000 under budget.
- c. Will be \$300 under budget for insurance. Harvey recommends we look into our replacement coverage to determine if we are under-insured.
- d. Replacement study is due this year; have Butner request scheduling Stone Mountain during the week of the Annual HOA meeting for Board member input.

15. Painting Contract

Decide whether to go with 4 Points or continue with George Jenkins

- a. Mary Beth moved to contract with Four Points painting for this fiscal year's painting projects. Sara seconded. Passed unanimously.

16. Windows Project Update

Evaluate progress at this half way mark of the 4 year installation period.

- a. July marks the end of year 2 with 60% of all units having installed new windows.
- b. 36 units have paid; 33-34 installed. Damon of Mammoth Screen & Glass reports that all installation and permit processes have gone smoothly.
- c. The Board thanks all homeowners for jumping on this project and exceeding our expectations for percentage completed thus far.
- d. Next year at this time, evaluate status of project completion and determine steps for those who haven't replaced their windows within the 4-year window.

17. Door Replacement Update

Survey had put the issue to rest, however, Unit 54 requests further mitigation of its door. HSM will facilitate replacement with HOA-approved new door at HOA's expense.

18. Mammoth Creek Park/Ice Rink Update

Status quo. ToML has been holding community meetings to solicit input re: design, building positions, and multi-use suggestions. Is in its first public hearing phase. ToML website is valuable resource that keeps abreast with current happenings.

19. Unit 2 Issues

Covered in Manager's report

20. Dinner

BOD continued discussion at Mammoth Tavern; no action items to report.

21. Review Action Items

Action Item	Next Steps	Person Responsible	Status
Slurry parking lot	Obtain bids and schedule for early summer	HSM	completed
Tennis Court Fence	Bulldog vendor to schedule repair	HSM	
Tree trimming	Identify & remove branches; follow Doug J's recommendations	HSM	
Firewood tarps	Send flyer with next HOA statement	HSM	completed
Unit 43	Mediate noise reduction solution between units	Ed	
Unit 60	Update owners re: egress issues & have them contact Tom Malloy	Mary Beth	
Call for Nominations	Relay letter and form to Butner	Mary Beth	completed
HOA Meeting	Relay flyers, info, & ballots to Butner—to be mailed by August 4	Mary Beth	completed
	Contact possible speakers	Sara	
Replacement Study	Schedule study when a board member is available	Harvey & Gary	
Doors	Inform Unit 54 of door status/action	Sara? Gary?	

22. Agenda Building

- a. Next meeting date: Annual Meeting—September 10, 2016. BOD will convene before the HOA meeting and continue in an afternoon session.
- b. Agenda items to consider: see #12.

23. Adjournment

Ed Klotz adjourned the meeting at 8:30 p.m.

Respectfully submitted,
Mary Beth Richardson, Secretary
September 4, 2016