

Minutes

Mammoth Creek Board of Directors Meeting Monday, November 7

7:00 pm

Conference Call

Phone # 712-432-3900

Conference participant PIN: 668742#

Approved December 22, 2016

In attendance: Board members Gary Drlik, Sara Gomberg (joined at 7:55 pm), Harvey Place, and Mary Beth Richardson; Managers Cheryl Caton and Gary Small.

1. *Call to order*

President Ed Klotz called the meeting to order at 7:05 pm.

2. *Approval of September 10, 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).

- Gary moved to approve the minutes as amended; Ed seconded the motion. Approved 4-0.

3. *Approval of Homeowners' Annual Meeting Minutes, September 10, 2016*

- Ed moved to approve the minutes as amended; Harvey seconded the motion. Approved 4-0.

4. *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 owners present.

5. *Second Floor Hard Surface Noise Issues*

- a. Discussed soundproofing measures and concluded that the expense is too high for unknown results.
- b. Re: unit 3 & 4—the Board proposes that...
 - i. Owners of Unit 4 experience first-hand the intensity of the noise transfer to Unit 3.
 - ii. Visually confirm that the required 1/4" cork under layment was installed properly.

6. *Architectural Review*

Second floor hard surface flooring request—unit 20

- a. Request to remove the entry closet and align our kitchen floor and the space that was the closet with the existing hard floor in the entry (approx. 4-6 sq feet), and to install hard surface flooring in the hallway between bed and bath (approximately 5 linear feet).
- b. BOD discussed similarities between Unit 20's request and Unit 50's installation. Unit 50 was approved to add a hard surface walkway from the entry into the kitchen area. Unit 20's proposal covers far less surface area.
- c. BOD will make official decision once owner submits Unit Modification Request.

7. *Wedding Venue Request*

- a. Discuss request—Ed motioned to approve the request subject to BOD agreement on Venue Agreement. Gary Seconded. Approved 4-0; Mary Beth recused herself.
- b. Discussed Venue Agreement—whether homeowner should fund legal review or if HOA should cover. Gary motioned to accept venue agreement; Sara seconded. Vote: 2 yea. 2 nay. Mary Beth recused herself. Motion denied.
- c. Gary motioned to have HOA attorney review agreement at HOA’s expense. Ed seconded. Motion passed 4-0; Mary Beth recused herself. Motion passed.

8. *Executive Session*

Mary Beth motioned to accept painting manager’s window trim; Gary seconded. Approved unanimously.

9. *Agenda Building*

- a. Next meeting date, time, and location—early-to-mid January TBD
- b. Agenda items to consider
 - i. January – budget approval
 - ii. Hard surface flooring: Unit 4 follow-up
 - iii. Malcolm Lawsuit update
 - iv. Reserve study review

10. *Review action items*

Action Item	Next Steps	Person Responsible	Status
Hard Surface Flooring Issues	Draft letter to unit 4	Gary D	
Venue Agreement	Send to Sanford for quick review	Ed	
Unit 20 Request	Notify owner of next steps	Ed	

11. *Adjournment*

Hearing no objections, Ed adjourned the meeting at 9:13 pm.

Respectfully submitted,
Mary Beth Richardson, Member at Large
November 7, 2016