

Minutes

Mammoth Creek Board of Directors Meeting

January 18, 2017

7:00 pm

Conference Call

Call-in Number 712-432-3900

Conference participant PIN: 668742#

Approved April 4, 2017

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 7:07 p.m.

2. *Review and approval of December 22, 2017 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).

- a. Gary motioned to approve minutes as presented, seconded by Harvey. Approved unanimously

3. *Owners' Forum*

Any homeowner may address the board or wail until a particular item as it appears on the agenda. There will be a three-minute time limit per homeowner comment, per item.

- No owners present

4. *Hard Surface Flooring Issues*

Update on Unit 3-4

- a. Owner approved inspection
 - i. BOD discussed scheduling details

5. *Venue Agreement*

Finalize and vote on venue agreement revisions

- a. Gary motioned to approve with discussed revisions; Ed seconded. Approved 4-0; Mary Beth recused herself.
- b. Sign January 24 – 27 (Ed in town)

6. *2017-18 Budget*

Discussion and approval

- a. BOD discussed and revised current draft. No change in common area fee
- b. HSM requested new snow removal equipment—Honda snow blower (immediate need) and walk-behind blower (down-the-road need). Board discussed budget timing & implications. Consensus was to purchase the snow blower from this year's budget.

- c. Ed motioned to purchase the Honda snow blower out of this year’s budget as an emergency expenditure (to come out of replacement fund); Gary seconded. Approved unanimously.
- d. Regarding ice rink legal defense, BOD discussed budgeting funds. The “co-op” legal defense currently requires \$7,600 to retain legal representation for EIR review—monies needed ASAP—in addition to our first contribution of approx. \$1350 in 2015. Because we’re close to the \$10K max we previously set, the BOD agreed to stick with our regular legal budget and expand it to include Mammoth Park West.
- e. Gary motioned to accept proposed budget; Ed seconded. Approved unanimously.

7. 2017-20 Reserve Study

BOD is negotiating approval of Stone Mountain’s proposed Reserve Study. We have not yet approved it because of specific inconsistencies and errors. Harvey & Gary Drlik will address these in a conference call Friday 1/20 with Stone Mountain. Objective: to get SM to modify gross overestimates of monies needed, especially with deck replacement, and effectively cut our 2032 costs in half.

8. Unit 60

Update on building permit

- a. The Town signed and closed the unit’s permit.
- b. Next steps—submit signed & notarized Hold Harmless Covenant.

9. Ice Rink Update

Sara, our point person on the neighborhood condo co-op, provided details of the most recent committee work:

- a. Paul Oster is the co-op’s point person to contact legal counsel reviewing the EIR.
- b. The committee drafted an informational letter to distribute to all homeowners; will be sent via email.
- c. Agreed on procedure for getting check signed (of our contribution to the legal fund).

10. Window Replacement Project

Discussed 2017 bid pricing; Damon indicated there are no price increases from last year’s. The discussion focused on these questions: a) are we satisfied with the work of Mammoth Screen and Glass? Consensus—yes, based on feedback from owners who have their windows installed; b) do we want to continue with MSG? Consensus—yes.

- a. Mary Beth moved that MCC rehire MSG to provide window replacement services at the quoted prices for 2017. Ed seconded. Approved unanimously.

11. Report Back on December 22 Action Items

Action Item	Next Steps	Person Responsible	Status
Hard surface issues	Notify unit owner of Board next steps	Ed	completed
	Inquire with Mountain Carpet re: scope & cost of inspecting hardwood underlayment	Gary S	
Reserve study	Review and note concerns	All BOD	completed
	Quotes for walkable wood surfaces	HSM	completed
Window Project	Contact Damon re: new contract prices	Gary D	completed

Dog Policy	Email reminder of policy requirements to all owners	HSM	pending
	Verbally warn individual owner	mbr	completed
Venue Agreement	Request Sanford to add language	Ed	completed

12. Executive Session—

No action items to report

13. Agenda Building

- a. Next meeting: conference call
- b. Agenda items to consider
 - i. Results of unit 4 flooring inspection
 - ii. Update on Reserve Study
 - iii. Update on ice rink
 - iv. Notifying owners of June 17 wedding

14. Review Action Items

Action Item	Next Steps	Person Responsible
Venue Agreement	Print copies & sign	Ed & MBR
Hard surface issues	Schedule inspection	?
Unit 60	Sign & submit Hold Harmless Covenant	MBR
Ice rink	Distribute email re: EIR information	Sara & HSM
Dog policy	Email reminder of policy requirements to all owners	HSM

15. Adjournment

President Ed Klotz adjourned the meeting at 9:56 pm

Respectfully submitted,
 Mary Beth Richardson, Member at Large
 January 18, 2017