

Minutes

Mammoth Creek Board of Directors Meeting

Tuesday, April 4, 2017

7:00 pm

Location/Conference Call

Call-in Number 712-432-3900

Conference participant PIN: 668742#

Approved May 20, 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 7:04 p.m.

2. *Approval of January 18, 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. Ed motioned to approve minutes as revised, seconded by Gary. Approved unanimously.

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. *Hard Surface Flooring Issues*

- a. Unit 4 update—floor inspection: Acoustic-cork is present, but need to get a bigger piece and confirm if installation followed the manufacturer's recommendations. Owner, BOD member, & management will take another look & discuss the weekend of 4/14.
- b. New underlayment material recommendation from owner of unit 20.
 - i. Local designer has used material used at Helios complex. BOD recommends that owner further researches Helios construction vs. MCC's & present findings
 - ii. Additionally, compare it to noise in vinyl flooring in unit 32.

5. *Ice Rink Update*

Sara report: waiting for town to respond to public comments to draft EIR, due "early April".

- a. Committee recommendation: see how the Town responds, then request revised EIR if mitigations are substantial & implications not addressed in draft EIR.
 - i. Holding pattern.
 - ii. Town has told public that construction will not begin this year.

- b. Town (Planning Dept. & Council) is looking to cut costs, such as decreasing the size of the proposed parking lot and looking into storage alternatives. Question: are cost-cutting measures going to create new problems to be addressed before a final EIR?
- c. Timeline:
 - i. May 10 Planning Dept. meeting
 - ii. May 17 town council meeting to review public comments & certify EIR (aka make it final).
- d. Gary D reported a rumor that a group of residents are unhappy with \$10 mil price tag & may petition for a ballot measure to block construction. Emphasis: rumor.

6. *Malcolm Lawsuit Update*

Update on dismissal

- a. Can notify owners that case has been summarily dismissed.
- b. Update: the HOA has received notice that Mr. Malcolm will appeal the dismissal.

7. *Reimbursement for Repairs of HSM Equipment*

Board discussed request to reimburse HSM for cost of repairs to HSM equipment.

- a. Recommendation: to not reimburse because HOA rents it from HSM for \$65.00 hourly rate, & those funds should be used for repairs, parts, & fuel.
- b. HSM agrees; simply needed clarification of how to bill the HOA.

8. *Roofing*

Reserve study recommends that we move up the timeline of roofing replacement in the next 5 years; would take approx. \$60k per year.

- a. Quotes for Presidential Shake luxury shingle: without fascia which may not need to be replaced if wood is still good.
 - i. \$35K for 8-unit buildings
 - ii. \$42K for 12-unit buildings
 - iii. \$13K for office building
 - iv. \$14K for 4-unit building
 - v. \$9K for pool
- b. Next steps:
 - i. Clarify guarantee & contractual language.
 - ii. Choose vendor for 2017 (evaluate contract annually). Need to act in 6 – 8 weeks with a conference call meeting.
 - iii. Schedule initial replacement cycle. Proposed:
 - 1. 2017: 53 – 60 (because siding & painting being done)
 - 2. 2018: office, building 13 – 24
 - 3. 2019: building 1 – 12

9. *Renters with Service and Emotional Support Dogs.*

Board discussed HOA responses to requests

- a. WE have a long-term renter request, and Gary & Cheryl are getting more & more requests from short-term renters.
- b. According to legal counsel, we cannot refuse. However, renters must adhere to dog policy.

- c. For long-term rentals, consider on a case-by-case basis. For MCC vacation rentals, Cheryl & Gary to develop a policy.

10. June 17 On-site Wedding

- a. Agreement revision: BOD accepts all changes.
- b. Homeowner notification letter
 - i. Draft notice w/ information about areas reserved for exclusive use
 - ii. Reserve Tennis court for ceremony slot.
 - iii. Sign agreement via snail mail.

11. Spring BOD Meeting

Schedule on-site meeting

- a. May 20, 2017

12. Executive Session

No action items to report.

13. Update and Report Back on January 18, 2017 Action Items

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

14. Agenda Building

- a. Next meeting date, time, and location
 - i. Within month—conference call meeting to approve roofing replacement
- b. Agenda items to consider
 - i. Roof project
- c. Onsite meeting, Saturday, May 20, 2017. 9:00 am
 - i. Walk the project
 - ii. Hard surface flooring issues
 - iii. Planning: HOA Annual Meeting + election process

15. Review action items

Action Item	Next Steps	Person Responsible	Status
Hard surface flooring	Check AcoustiCORK installation specs & confirm	Gary S	
	Communicate with owner—research specs of Helios installation	Ed	
	Perform sound test w/permission from unit 32	Gary S	
Ice Rink	Provide link to Town’s responses to draft EIR when available.	Sara	
Malcolm Lawsuit	Post notice online	MBR	
Roofing	Clarify quotes	Gary S	
June 17 Wedding	Draft & distribute owner notification letter for BOD review	MBR	
Emotional Support Animals	Research legalities and best practices	Cheryl	

16. Adjournment

President Ed Klotz adjourned the meeting at 9:50 pm.

Respectfully submitted,
Mary Beth Richardson, Member at Large
April 4, 2017