

Minutes

Mammoth Creek Board of Directors Meeting

July 29, 2017

4:00 pm

Conference Call

Call-in Number 712-432-3900

Conference Participant PIN: 668742#

Approved September 9, 2017

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

1. Call to order

President Ed Klotz called the meeting to order at 4:05 pm.

2. Approval of May 20, 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 revised, seconded by Ed.
- b. Revisions—corrected 2 items.
- c. Approved unanimously.

3. Update and Report Back on May 20, 2017 Action Items

Action Item	Next Steps	Person Responsible	Status
Turfstone	Submit a proposal of which areas need treatment; include materials & cost	HSM	Deferred to next spring/summer season
Roofing Contract	Finalize roofing agreement with Kenney	Harvey & HSM	Complete
Hard Surface Flooring	Contact owner re: hard surface flooring decision (Owner is putting remodel on hold)	Ed	Complete
Unit 3/4	Check AcoustiCORK installation specs & confirm how it was installed in unit 4	Gary S	Confirmed
Walk the Project	Maintenance & Repairs ID'd during walk Completed: <ul style="list-style-type: none">• Arborist• Siding repairs• Unit 53 wall checked• Pool gate lock fixed	HSM	Completed/ In Progress

	In progress: <ul style="list-style-type: none"> • Deferred fencing repairs to next spring/summer • Patch & paint tennis court surface • Rail refinish plan for unit 12 		
Window Project	Letter to non-paying owners re: window assessment	Gary D	Completed
Ice Rink	Update owners of latest developments—email & posting	Sara & MBR	Completed
	Communicate BOD’s decision re: litigation contribution	Sara	Completed

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. Review Board Nominations

- Three nominations have been submitted: two have been approved and will be elected by acclamation at the Sept 9 Annual HOA Meeting. A third nomination is under legal review to ensure that it meets the conditions of the MCC Bylaws: section 4.1
- No election is necessary because the number of nominations does not exceed the number of BOD open seats.

6. September HOA and On-Site Board Meetings

- Need to mail notification to all homeowners by August 9, 2017.
- Financials already signed off and ready to go.
- Agenda will include ToML presentation on bike path project & implications for MCC property, pending acceptance of our invitation.

7. Unit 12 Hard Surface Flooring

- Board discussed owners’ unit modification request. Because of the amount of incomplete information in the current request, Gary & MB will meet as the Architectural Review Committee to communicate with owners & contractor what is needed for a complete review.
- Medical exemption request: Mary Beth moved to grant the medical exemption to the hard surface flooring policy with the understanding that the owners will install a hard surface product proposed in a Unit Modification Request and approved by the BOD. Ed seconded.
 - Discussion: the BOD emphasized that it will only approve the materials owners use must equal or exceed the configuration approved in a previously-granted exemption.
 - Approved on a 3-2 vote (Yea: Gomberg, Klotz, Richardson. Nay: Drlik, Place).
- Status of our hard surface flooring policy
 - Board agreed that it cannot revise the policy until there are hard surface flooring materials that have sound transmission levels the same as—or better than—carpet.

8. Unit 3/4 Sound Transmission Issue

- Board discussed a variety of remedial actions unit 4 could take to reduce noise transmission and needs to research legality of them. Will consult legal counsel.

9. Review of June 17 Wedding

- a. June 17 wedding was successful. The wedding party used MCC grounds to hold a Friday welcome dinner, the ceremony on Saturday, and a Sunday morning get-together. The reception, however, took place at a separate venue.
- b. Board agreed that the conditions of the Venue Agreement thoroughly covered all event contingencies and helped contribute to its success.

10. Status of Windows Project

- a. Update: scheduled and completed installations
 - i. 43 paid
 - ii. 2 to be installed
 - iii. 5 bids are being processed and potentially scheduled
- b. Window lock malfunctions
 - i. New windows in multiple units have malfunctioning slide locks. Damon from Mammoth Screen and Glass is working with Milgard to remedy the issue.
 - ii. From this point, Damon will give owners choice between a spoon (or cam) lock and the Smart Touch lock.

11. Ice Rink project update.

- a. Sara discussed the most recent efforts of our partnership with the 4 surrounding condo complexes—La Vista Blanc, Sunrise, Snowflower, and Chateau Blanc (the Co-op)
 - i. After the Multi-Use Facility (MUF) EIR was finalized, the Co-op has attempted to stall proceedings in lieu of an appeal of the EIR. Co-op representatives submitted a letter pointing out that the Town Master Plan has language referencing special studies to be completed for any project, and that it appears that those studies were not conducted.
 - ii. ToML responded with an explanation of how it fulfilled all requirements in the Master Plan.
- b. The Board's conclusion: with that last-ditch effort thwarted, the MUF therefore is a done deal at this time. We are in a waiting pattern until March, when Town must prove that public funding to make up the \$1.5m budget shortfall is viable.

12. Executive Session—lawsuits

- a. Status of Malcolm appeal—no action items to report.

13. Agenda Building

- a. Annual meeting
 - i. The usual reports (president's, managers', treasurer's)
 - ii. ToML Bike Path Project presentation (pending acceptance of our invitation)
 - iii. Updates
- b. BOD meeting
 - i. Lawsuit update (executive session)
 - ii. Possible Unit 12 Unit Modification Request
 - iii. Unit 3-4: Tim Sanford's input on legal restrictions on BOD's remediation options
 - iv. Updates (if any)
 - v. Walk the project
 - vi. Preliminary 2018-19 budget proposal

14. Review action items

Action Item	Next Steps	Person Responsible	Status
HOA Annual Mtg	Revise and review notification documents for 2017	MBR	
	Confirm ToML speaker for bike path project	Gary D	
Arch Review Committee	Two members to review Unit 12 Unit Mod request & submit request for more information to contractor.	Gary & MB	
Window Project	Keep track of units with window lock issues	HSM	
Maintenance	Budget overview & plan for railing refinishing	HSM	

15. Adjournment

Ed Klotz adjourned the meeting at 7:42 pm.

Respectfully submitted,
Mary Beth Richardson, Member at Large
July 29, 2017