

Minutes

Mammoth Creek Board of Directors Meeting
September 9, 2017
Morning Session—9:00 AM to 11:30 AM
Afternoon Session—30 minutes after end of Annual Meeting
On-Site at Mammoth Creek Condominiums
Unit 53
Approved December 13, 2017

Morning Session

In attendance: Board members Gary Drlik, Sara Gomberg, Ed Klotz, Harvey Place, & Mary Beth Richardson; homeowners Sue Drlik and Tom Waller; manager Gary Small.

1. *Call to Order*

Ed Klotz called the meeting to order at 9:08 am

2. *Meeting with Unit 12 Contractor*

- a. Reviewed proposed work on common area modifications
- b. Conducted sound test on proposed hard surface flooring

3. *Approval of July 29, 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).

- c. Ed motion Harvey second. Approved unanimously
- d. Requests for draft minutes 30 days after
- e. Posting agenda—5 days

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.

5. *Report on Action Items from July 29 Meeting*

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

6. Executive Session – Lawsuit update & Open Board position

7. Unit 3 / 4 Flooring Issues Update from Attorney

- a. Board discussed possible approaches to address sound transmission issues.
- b. Because of promising new material being proposed for unit 12, the BOD decided to table the discussion for 60-90 days until more definite information is available.
- c. President will communicate with Unit 4 the status of Board actions to this point.

8. Updates:

- a. Window Project
 - i. In 14 units, 22 windows are experiencing lock malfunctions.
 - ii. Board will ask Damon to get Milgard representative to examine window locks.
- b. Railings
 - i. Gary S presented the complex's progress toward refinishing all wood railings and proposed a projected schedule to complete the remaining rails, along with an estimated labor budget.
 - ii. Last summer, 18 decks were refinished. To date this summer, 16 decks have been completed.
 - iii. For the remainder of this season,
 - Aim to complete 6 more this year: units 32, 26, and 13-24.
 - Aim to complete an entry area (2 entry railings + 2 stairway railings)
 - Next year, budget for remaining 14, plus 6 entry areas
- ~~c. Ice Rink~~
- d. Town bike path (covered in Annual Meeting)

Afternoon Session

In attendance: Board members Gary Drlik, Ed Klotz, Harvey Place, Mary Beth Richardson, and Tom Waller; managers Cheryl Caton and Gary Small.

Reconvened at 3:30

9. Board Reorganization

- a. Gary motioned to appoint Tom Waller to fill the vacant board position. Harvey seconded. Approved unanimously
- b. Mary Beth made a motion to have officers continue with their previous roles, Mary Beth to take on secretary, and Tom become Member at Large. Gary seconded. Approved Unanimously.
 - President: Ed Klotz
 - Vice President: Gary Drlik
 - Treasurer: Harvey Place
 - Secretary: Mary Beth Richardson
 - Member at Large: Tom Waller

10. Walk the Project

Board reviewed completed siding & painting, refinished railings, summer repairs, and roof replacement.

11. Preliminary Budget Proposal for 2018-2019

Harvey presented a “first pass” of next year’s budget and highlighted possible budget items to change or add.

12. Annual Meeting Follow-up

- a. BOD will follow up on Bike Trail Gap project.
- b. Board encourages all homeowners to check out the trail lights on the path between the Town Library & Cerro Coso College

13. Executive Session – Contracts, etc.

No action items to report

14. Unit 12 Unit Modification Request

- a. Board discussed results of sound tests and concluded that the proposed material is no better than in previous medical exemption (Unit 32).
- b. Board also discussed additional sound abatement measures owner can take, such as adding insulation between upper & lower unit, and/or special acoustic drywall on lower unit ceiling.
- c. Board recommends that both BOD & owners research alternate flooring e.g.; cork

15. Review Action Items

Action Item	Next Steps	Person Responsible	Status
Unit 3/4	Communicate update on Board actions/discussion points to date	Ed	
Unit 12	Draft a response to unit 11 email re: hard surface flooring	Ed	
	Draft communication to Unit 12 with update on Board responses to their unit modification proposal	Ed Gary S	
Bike Path	Collect and post ToML plans and information about	MB	
Unit 14	Notify unit re: stored items under stairway	Gary D	
Budget	Update & circulate budget proposal	Harvey	
Windows	Damon: contact Milgard to address defective locks	Gary S & D	

16. Agenda Building

- a. Approval of Unit 12 Modification Request
- b. Update units 3 / 4
- c. Date & time TBD

17. Adjournment

Adjourned 8:24 pm

Respectfully submitted,
 Mary Beth Richardson, Secretary
 September 11, 2017