

Minutes

Mammoth Creek Board of Directors Meeting Monday, December 13, 2017

4:30 pm

Conference Call

Call-in Number 712-432-3900

Conference Participant PIN: 668742#

Approved January 20, 2018

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

Joining at 5:30 pm: Homeowners John Thornton (unit 5), Jim Gingrich (unit 27), Bill Fishbeck (unit 36), Larry Hadley (unit 42), Legal Counsel Tim Sanford, Town of Mammoth Lakes (ToML) Haislip Hayes (Engineering Manager) and Jamie Robertson (Assistant Engineer)

Joining at about 6:30 pm: Sol Hill (unit 12)

1. *Call to order*

Ed Klotz called the meeting to order at 4:33 pm.

2. *Approval of BOD Meeting Minutes*

- ***September 9, 2017 MCC HOA Annual Meeting Minutes***
Gary motioned to approve the minutes as amended. Ed seconded.
- ***September 9, 2017 BOD Meeting Minutes***
Ed motioned to approve minutes as amended. Harvey seconded. Approved unanimously.
- ***October 16, 2017 BOD Meeting Minutes***
Ed motioned to approve as amended. Gary seconded. Approved unanimously.

3. *Review Action Items*

September 9, 2017

Action Item	Next Steps	Person Responsible	Status
Unit 3/4	Communicate update on Board actions/discussion points to date	Ed	completed
Unit 12	Draft a response to unit 11 email re: hard surface flooring	Ed	completed
	Draft communication to Unit 12 with update on Board responses to their unit modification proposal	Ed Gary S	completed
Bike Path	Collect and post ToML plans and information about	MB	not complete

Unit 14	Notify unit re: stored items under stairway	Gary D	completed
Budget	Update & circulate budget proposal	Harvey	completed
Windows	Damon: contact Milgard to address defective locks	Gary S & D	completed

October 16, 2017

Action Item	Next Steps	Person Responsible	Status
Unit 12	Send signed pages of unit modification	Ed	completed
	Further research flooring configurations.	Sol	completed

4. Update on Spa Repair

Spa Creation completed repairs this afternoon; technician commented to an owner that they think MCC is one of the best-maintained complexes in town and is an example of an excellent use of HOA dues. He also says the managers are a pleasure to work with.

5. 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 (other than unit 12) present.

6. Update on Window Replacement Project

- Complex is at 88% paid.
- Milgard is slow on window delivery and is having some effect on Damon's installation schedule.
- Damon & Gary S. are working on repairing window locks at no cost to homeowners (under Milgard warranty).
- At the next BOD meeting, members will reevaluate the window replacement vendor. We will obtain a new bid and decide whether to continue with Mammoth Screen & Glass or contract with a new vendor.

7. Update on Unit 14

- Owners have removed all items stored under the stairs along with all hardware installed.

8. Presentation by Town of Mammoth Lakes for Bike Path Gap Project (5:30 pm)

- Jamie Robertson and Haislip Hayes presented PPT of lighting options that can be considered.
- Snow removal on path will start at Park & end at Snowcreek.
- Eminent domain applies to MCC and the vacant parcel to the west. MCC was notified Dec. 4. The vacant parcel will be notified in January.
- Project paperwork must be finalized by April 30, 2018 to maintain funding. The Town's intent is to proceed as amicably as possible and wants to avoid eminent domain. However, if legal proceedings were to be underway at that time, would funding still be in jeopardy? Legal counsel will discuss to determine the answer.
- Eminent domain would not impact any zoning of the vacant parcel.

- f. Timing has been rushed because failures of ToML legal counsel; Town had to fire the initial legal team because it dragged its feet on this process. The new legal team has had to work within a compressed timeline.
- g. Hayes invited members to contact him or Jaime with any questions.
 - Homeowners need to share their communication with BOD members
- h. Tim Sanford will meet with ToML counsel to work out a simple stipulation re: not waiving our rights if any BOD members do not attend the Town Council meeting next Wednesday.
- i. Jim Gingrich offered his opposition to any lighting ([see his letter here—upload letter & link](#)) and encouraged the Board to resist lighting of any kind.
- j. BOD discussed timeline—we would have to get a voting package by mid March in order to meet the April 30 deadline. Therefore, we must finalize negotiations between now and beginning of March.
- k. Need to post an invitation to homeowners to submit in writing any concerns, questions, or points they wish to be emphasized to the BOD ASAP.
- l. We should invoke the option to get an independent assessment at the Town’s expense (up to \$5k), and include the portion of land south of the proposed path to the edge of Old Mammoth Road. Ed & Gary will ask Tim on Friday for a recommendation for a certified appraiser.
- m. Jim Gingrich added that we need to be very careful about the restrictions we negotiate, whether we grant an easement or sell property.
- n. Tom & Gary D will head negotiating sub-committee.

9. Unit 12 Hard Surface Flooring Unit Modification Application

- a. Owner proposes to install a 12 mm cork hard surface material with 24 mm cork acoustic underlayment (double layer of 12 mm) throughout first floor (except baths).
- b. Owner would agree to contingency of blowing acoustic insulation at owner’s expense only if and when the first floor neighbor complains of nuisance noise.
- c. Tom motioned that we approve the unit modification application with inclusion of the contingency plans to blow insulation at owner’s expense only if and/or when the first floor neighbor complains of nuisance noise.
- d. Discussion
 - Gary proposed that a smaller area be installed to test sound.
 - Owner is amenable to first installing in closet as a test.
 - Discussed options for patching concrete subfloor. An epoxy fill is best option for owner’s case.
- e. Motion did not pass 4-1 (Mary Beth only yea).
- f. Gary motioned to approve installation of proposed material in the downstairs closet to test its sound transmission properties (with the understanding that the installation will be permanent). Ed seconded. Passed unanimously.
 - Owner will contact BOD with installation schedule.

10. Executive Session

11. Review action items

Action Item	Next Steps	Person Responsible	Status
Website	Post Bike Trail Gap Project docs	MBR	
	User account for Tom Waller		
Minutes	Post minutes from July meeting on		

	Send all approved minutes to Butner		
Gap Project	Secure recommendation for a certified appraiser for independent appraisal of our property	Ed & Gary D	
	Email blast re: trail update		
BOD Schedule	Share availability for possible meetings in the next few months	BOD members	
Updates	Unit 11 re: Unit 12 application	Ed	
	Unit 3-4 re: current status	Ed	

12. Adjournment

Ed adjourned the meeting at 8:57 pm.

Respectfully submitted,
Mary Beth Richardson, Secretary
December 13, 2017