

# Minutes

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## Mammoth Creek Board of Directors Meeting Sunday, February 11, 2018

4:00 pm

Conference Call

Call-in Number 712-432-3900

Conference Participant PIN: 668742#

Approved March 19, 2018

**In attendance:** Board members Gary Drlik, Ed Klotz, Harvey Place, Mary Beth Richardson & Tom Waller;  
Homeowner Sol Hill (unit 12)

### 1. *Call to order*

President Ed Klotz called the meeting to order at 4:12 p.m.

### 2. *Approval of January 25, 2018 Emergency 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).*

- Mary Beth made a motion to approve the minutes; Ed seconded. 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.

- Unit 12 inquired about a notice of case management conference and information about Alternative Dispute Resolution received in the mail. It is a routine document that accompanies every lawsuit, and should have been included in the notice of claim packet. It is nothing to be concerned about.

### 4. *Unit 12 Hard Surface Flooring Application*

- a. Results of sound test in unit 12 hard surface trial installation (in master closet)—tested very well with area rug, but without rug, relatively similar to other high quality materials used in MCC second floor units.
- b. Flooring material can work if owners are willing to use area rugs in high traffic areas (large living room rug + entry and master bedroom).
- c. Discussion: proper contingencies to safeguard first floor neighbor.
- d. Mary Beth made a motion to approve the hard surface application with the contingencies below. Tom seconded. Approved 4-0, one abstention (H. Place).
  - i. Owners to install area rugs of equal or better quality than used in the test in living room, entry, and master bedroom.
  - ii. Additional area rugs if first floor neighbors experience problems.
  - iii. Include in Hold Harmless Agreement (to be filed with Mono County) that medical exemptions are not transferable and approval of any hard surface flooring applies only to

current owner. The Board can require that the new owner follow the conditions of the current hard surface flooring policy in effect at the time of the sale.

- b. At next BOD meeting, Ed requested we perform a “post mortem” of the lessons learned with Unit 12 hard surface flooring & possible next steps.

**5. Gap Closure Project Update**

- a. Negotiations: We’re in good shape; the February 6 meeting was positive and ended with agreements going to Town Council for approval. Voting packets have been mailed and must arrive at Butner’s by 5:00 pm March 19th or the Mammoth Creek Office by 7:00 pm, March 19<sup>th</sup>.
  - i. February 28: take stock of ballots received and call owners who haven’t responded.
  - ii. Mary Stanley & Cindy Butner will check if ballots are valid (outside signature)—Harvey and Ed will follow up with them to collect voting stats.
  - iii. February 20—another email blast reminding folks to vote.
  - iv. Gary moved to appoint Cheryl Caton as Inspector of Elections. Approved unanimously.

**6. Pest issues**

- a. Unit 21 experiencing significant mouse activity.
  - i. Dewey coming out Thursday this week.
  - ii. Units 1, 9, 21, and 33 have regular problems. Ask Dewey why those units have most activity.
- b. Bat ultrasound device in unit 12 seems to be working, but bats are in hibernation. BOD discussed possibility of installing bat boxes in strategic spots on MCC property to reduce number of bats roosting in eaves. Would like to keep bats for mosquito & other bug abatement, but keep them out of balconies and spa/pool area.

**7. Review Action Items**

Action Item	Next Steps	Person Responsible	Status
Gap Closure Vote	Feb 28, follow up with Mary Stanley & Cindy Butner to collect voting stats.	Ed & Harvey	completed
	After Feb 28, take stock of ballots received and call owners who haven’t responded.	Divvy up among BOD	completed
	Status of unit 32 eminent domain paperwork—has he received?	Ed	completed
	Feb 20 Email blast: reminder to vote	Tom	completed
Bat Boxes	Research types & installation requirements	MBR	In progress
Website	Find vendor to help with fixing Website issues	MBR	In progress
Unit 12 Approval	Follow up with application approval: revise with contingencies and send hard copies to office (to be filed in unit file)	Ed	completed
	Notify Unit 11 owner of unit 12 modification application approval		

**8. Executive Session—Lawsuit update**

No action items to report. Discussed status of lawsuit: Judges of Mono county have thrown out the plaintiff’s appeal and have ordered him to pay attorney fees.

**9. *Good of the order***

Discussed Website malfunctions. Tech issue is beyond MB's abilities, so BOD agreed to hire a specialist to either repair the issue or recommend a new design service and/or hosting solution. MB will explore possibilities and report back.

**10. *Adjournment***

President Ed Klotz adjourned the meeting at 5:51 pm.

Respectfully submitted,  
Mary Beth Richardson, Secretary  
February 11, 2018