

Minutes

Mammoth Creek Board of Directors
March 19, 2018
7:00 p.m.
Conference Call
Call-in Number 712-432-3900
Conference Participant PIN: 668742#
Approved May 20, 2018

In attendance via conference call: Board members Gary Drlik, Ed Klotz, Harvey Place, Mary Beth Richardson (at MCC office), & Tom Waller; Managers Cheryl Caton (at MCC office) & Gary Small.

1. Call to order

President Ed Klotz called the meeting to order at 7:04 p.m.

2. Review and approval of February 11, 2018 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. Mary Beth motioned to approve minutes, seconded by Harvey. Approved unanimously.

3. Bike Path Gap Project Vote

- a. Tabulate election ballots. Cheryl Caton, Inspector of Elections; Mary Beth Richardson, Board member present.
- b. Results: 59 ballots received out of 60 units. Yes votes: 58. No votes: 1. 98% approval.
- c. Sale of property for Town of Mammoth Lakes Bike Gap Project is approved.
- d. Eminent Domain Suit cannot be terminated until sale is finalized; the ball is now in Town's court to get all agreements and paperwork signed before the April 2 deadline.
- e. Next Steps:
 - i. Notify Town and Tim Sanford (Gary D by phone and email).
 - ii. Notify owners about results (MB to send note to Butner for distribution in owner statements 3/20). Regarding the April 2 deadline to respond to the Eminent Domain suit, owners are to take no further action until the Board advises.
- f. Discussed allocation of funds from property sale—the BOD recommends that we deposit the sale proceeds in the HOA general fund and use them for complex-wide projects—those that benefit **all** owners.
 - i. Mary Beth made a motion to pass a resolution to deposit the proceeds from the property sale in the HOA general fund until the time we gather input as to how to use the funds for the improvement and betterment of the complex. Gary seconded. Approved unanimously.

4. Unit 30 Unit Modification Application

- a. Discussed owner’s initial application; clarified that owner must provide basic diagrams that detail alterations of common area, particularly with plumbing, wiring, and moving of any walls. No architectural or design drawings are necessary.
- b. Board clarified that the flooring policy prohibits all hard surface materials on the second floor (outside the original kitchen footprint and baths). IIC sound ratings are not grounds by which we exempt the prohibition as we have found they do not accurately reflect sound transmission qualities in our complex.

5. Budget Resolution

- a. Mary Beth made a motion to pass a resolution allowing us to borrow from the Replacement Fund to supplement the Operating Fund in the first or second quarters of the new fiscal year when the O.F. is stressed due to high spring and summer needs. If needed, it would be paid back in full before the end of the fiscal year (3/31/2019). Gary Seconded. Approved unanimously.

6. Unit 12 Remodel Update

- a. Construction is proceeding and HSM is keeping tabs on the project.

7. Good of the order

- a. Discussed window replacement in office foyer and pool building.
 - i. Office foyer: because the area is not a habitable area, and windows are fixed windows do not need to be replaced. However, exterior trim will be replaced and painted to match new windows.
 - ii. Pool building: four windows in spa area will be replaced.

8. Executive Session

Unit 52 Settlement Offer Update

- No action items to report.

9. HOA Annual Meeting 2018

Schedule Dates and times for Annual & BOD meetings.

- a. Saturday, September 8, 2018
 - i. BOD meeting 9:00 am
 - ii. BBQ noon
 - iii. Annual Meeting at 1:00 pm

10. Review of Action Items

Action Item	Next Steps	Person Responsible	Status
Gap Closure Vote Next Steps	Notify Town & Sanford re: vote results	Gary D	
	Notify owners of vote & response to Eminent Domain	MBR	
Unit 30	Clarify requirements for drawings & IIC ratings.	Ed	
Bat Boxes	Research types & installation requirements	MBR	
Website	Find vendor to help with fixing Website issues	MBR	

11. Next Meeting

- a. June 2, 2018, MCC
- b. Agenda building
 - i. Discuss owners' input on use of property sale proceeds.
 - ii. Post mortem on hard surface flooring discussion.

12. Adjournment

President Ed Klotz adjourned the meeting at 8:40 p.m.

Respectfully submitted,
Mary Beth Richardson, Secretary
March 19, 2018