

Agenda

Mammoth Creek Board of Directors Meeting

March 15, 2019

7:00 PM

Conference Call

Call-in Number 712-432-3900

Conference participant PIN: 668742#

In attendance [via conference call]: Board members Gary Drlik, Ed Klotz, Harvey Place, Tom Waller & Ken Gilbert (arrived 7:56pm at end of door project discussion); Manager Gary Small, MaryBeth Richardson, Unit 9

1. Call to order

- President Gary Drlik called the meeting to order at 7:06pm.

2. Approval of January 17, 2019 Board Meeting Minutes

- Gary D. motioned to approve as submitted, Harvey seconded. Approved 4-0.

3. Unit 9 AR application

- Most of the remodel did not affect common area and therefore was outside the purview of the application. Exceptions that affected common area were:
 - Throughout the unit, remove existing light fixture and add recessed lighting (4" LED recessed cans per code).
 - In the bathroom, Install exhaust fan vented to outside. Exhaust fan, fan housing, ductwork, and vent adhere to code
- Recitals/Hold Harmless section covers owner responsibility for effect of above items on common area.
- Ed motioned to approve the application, Tom seconded. Approved 4-0.

4. Owners Forum

- No other owners present.

5. Web Site Update

- Mary Beth went through another iteration with HostGator and appears to have resolved the problems. Ed will check this weekend. After this item, Mary Beth exited the meeting at 7:21pm.

6. Possible selection of Noise Study Company

- At this point Tom has 2 or 3 viable agencies, will circulate a RFP to the board before sending it out. We'll identify some units to test, including one unit with original construction carpeting to establish a baseline. We need to know the incremental cost for testing additional units. Our attorney said we don't have any issue entering

unit to test provided the owners are notified; the CC&Rs permit that. We are in the process of obtaining pdf files of our complex's blueprints; we will share those with the consultant we hire. Once we have those we can finalize the bidding process with potential vendors.

7. Resolution to borrow from the Replacement Fund

- Increased snow removal cost has reduced our operating fund to negative at the moment. It will be positive at the end of the month. Harvey motioned for a resolution that authorizes the board to borrow from the reserves for operating fund expenses starting the fiscal year of April 1, 2019. The loan must be returned to the reserves by the end of the fiscal year (March 31, 2020). Tom seconded. Approved 4-0.
- This is necessitated by the heavy expenses of the first quarter, with lawn work and painting of units 1-12. Regarding snow budget, we have a \$15k budget for plowing the lots, \$20k for manual snow removal, which included snow blowers on walkways, removal of snow from roofs.

8. Executive Session

- Nothing

9. Other Business

- Manager's Report
 - Heavy snowfall in February and early March was a challenge, but complex came through in good shape. Tennis court fence incurred some snow damage. At the moment we don't need to clear any more roofs. Multi Use Facility in Mammoth Creek Park appears to be moving forward despite the various cost increases that created budgetary issues.
- Door Project Update
 - Chris of Best Windows & Doors updated that all the doors have arrived, so they can start the project. Gary D. will assess the situation when he arrives this week, determine if we can start on the planned date on April 29. We are putting in Schlage Camelot Single Cylinder handset with lever in aged bronze. Owners can upgrade the locks at their own expense; they can change out the dead bolt to a Schlage Sense Smart keypad deadbolt in Aged Bronze (as approved at our September 7, 2018 board meeting) . The Smart Sense keyed portion must be keyed to the project's master key at the owners expense. Contact Gary Drlik or Gary Small if you have any questions. We will send a reminder to the owners once we finalize the date for the start of the project.
- Next meeting scheduled for April 2, 2019 at 7pm Pacific

10. Continue to work on Revised CC&Rs

- Worked through Articles 8 and 9 of the Revised CC&Rs. Will finish the CC&R document during the next meeting (April 2), then send to our attorney for possible meeting at the on site board meeting May 5.

11. Review of Action Items

Action Item	Next Steps	Person Responsible	
Continue reviewing CC&R, Bylaws template	Article X of CC&Rs and beyond at next meeting	Board	
E-mail homeowners regarding door project	Circulate draft of e-mail to board	Gary D.	
Finalize sound recommendation	Send out RFP to after we have pdf files of the architectural plans for the complex.	Tom, Ken	
Website	Confirm we can now log in and proceed with bring website back on line.	Ed, Gary S.	
Schedule next meeting	April 2, 2019	All	done

12. Adjournment

- President Gary Drlik adjourned the meeting at 9:18pm.

Items Not Posted: In the event any matter not listed on this agenda is proposed to be submitted to the board for discussion and/or action, it will be done in compliance with Section 5.3 MCHOA By-Laws as an emergency item or because there is a need to take immediate action, which need came to the attention of the Board subsequent to the posting of the agenda