

Minutes

Mammoth Creek Board of Directors Meeting

April 2, 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; Manager Cheryl Caton, Steve and Linda Mueller, Unit 9

1. *Call to order*

- President Gary Drlik called the meeting to order at 7:03pm.

2. *Approval of March 15, 2019 Board Meeting Minutes*

- Tom motioned to approve as submitted, Ken seconded. Approved 5-0.

3. *Owners Forum*

- Regarding the January 17 meeting, Steve and Linda were interested in more details and an update. We have .pdf files of our plans as of a couple of days ago which one of the sound engineer requested. Tom will be sending a draft of the RFP for the work to the board this week to the 3 or 4 serious proposals. We'll send the RFP and plans to these guys. Hope to do this during the May shoulder season when fewer units are rented. Linda & Steve signed off after this item was finished.

4. *Web Site Update*

- Gary S. had recently contacted Shugart and is waiting to hear back from them

5. *Door Project Update*

- Chris Barnes visited last week. They plan to arrive April 28 and start on April 29. Everything is still on schedule. Gary D. talked to Cindy Butner about transferring the appropriate money into the reserves, and we can make the final payment when they finish. The doors are all in stock and everything looks good at this point. No homeowners have raised any questions or concerns.

6. *Manager's Report*

- Not much to report, 5-6 feet of snow remains around the complex. No landscaping plans for now.

- Regarding the reported leak in unit 48, there hasn't been any news since the roof was shoveled; source of leak is unknown at this point. We should examine sooner rather than later, since it's HOA responsibility if the roof causes the leak, and the odds of finding the source are better the earlier we can investigate. Cheryl left the meeting after this item was completed.

7. Continue to work on Revised CC&Rs

- Continued to work on revised CC&Rs. Last time we finished through section 9, but we had an unresolved issues regarding some insurance requirements for the complex as specified in section 8.A.3 of Tim's document that we'll ask Tim to clarify. Finished the CC&Rs; will send to Tim and hopefully meet with him about this at the May 5 on site board meeting.

8. Executive Session

- Yes, we had one.

9. Review of Action Items

Action Item	Next Steps	Person Responsible	
Continue reviewing CC&R, Bylaws template	CC&Rs done; review them with Tim at May 5 on site meeting		In Progress
Finalize sound recommendation	Send out RFP this week now that we have pdf files of the architectural plans for the complex.	Tom, Ken	In Progress
Website	Sort out the malware that landed on the site	Ed, Gary S.	In progress
Schedule next meeting	May 5, 2019	All	Done

10. Adjournment

- President Gary Drlik adjourned the meeting at 8:53pm.

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