

Mammoth Creek Board of Directors Meeting

June 18, 2019

6:00 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 6:14pm); Manager Cheryl Caton

1. Call to order

- President Gary Drlik called the meeting to order at 6:04pm.

2. Approval of May 22, 2019 Board Meeting Minutes

- Harvey motioned to approve as provided, Tom seconded. Approved 4-0 (a few minutes before Ken's arrival).

3. Owners Forum

- No owners present.

4. Manager's Report

• Review of Tarp Coverage

- 45 either do not have wood or have set up tarps. That leaves 15. Cheryl has a comprehensive list. At least 5 didn't respond at all. Because the Board indicated June 1 deadline, we decided the grace period was over, and we will go ahead and install (and if necessary buy) the tarp and bill them. Owners will receive bill on their monthly statements.

• Review Roof Schedule

- Now the roofers are saying mid July, which is the busiest time of the year both for owners and renters. Hope they will delay at least until early August. Even better if we can delay until September. 1-12 remains for roofing, plus some smaller buildings (29-36, 37-44 and 45-52). Gary D. mentioned that painting when it turned cold in the autumn, and the resulting paint job wasn't very good.

➤ Other

- Sidewalk slurring - having trouble getting any bids, even from our normal source, Black Gold.
- Painting has been delayed by late afternoon thunderstorms. Plenty of other tasks to do because the snow stayed so late.
- No update on the tennis court.

5. Review of Sound Consultant Report

- Confirmed our expectations that all tested hard surfacing configurations fell well short of carpeting. Good area rugs with padding did much better, but still fell short of carpeting. Discussion ensued. Tom proposed that we update the hard surface policy document, send a letter to the homeowners notifying them of the option of piggybacking on the sound consultant's work, going directly to phase II to obtain recommendations for the steps needed for a hard surface flooring configuration on a second floor unit that matches the sound transmission of units with carpeting. Ken and Tom will draft a letter and modify our hard surface document. Gary D. motioned to accept the study as submitted; Tom seconded. Approved 5-0.

6. Web Site Update

- Web site update: Agreed we want minutes and other things password protected. Discussed security plan at \$6.98/month, \$2.00/month for automated backups. Ed will contact Hostgator regarding paying those once a year via check.

7. Door Project Update

- Gary D. heard from Chris at Best Windows that the ramps were installed. Leslie of unit 21 asked that nothing was done on hers, and they left it alone. No comments from owners; but we don't know if any owners have seen them yet. Cheryl has seen some units, and they seem good. All feedback about the new doors has been positive. All that remains is any rekeying. Question emerged about rekeying ski lockers in units 1-28 to master. However, owner who want to make the ski locker accessible for their renters need to provide their rental company with a key. Decided not required. Any owner installing a keypad lock will have cost of master rekey billed to them. Pool has gotten rekeyed. Ed asked about this trim issue raised from unit 37.

8. Master Key Issue with Unit 23

- Issue is expected to be resolved, with master keying at owner's expense.

9. September 7 HOA meeting update

- Call for nominations went out, due by 5pm Friday July 12. At that point we will validate nominations received. Ed will circulate the other documents this weekend for review. Need to develop an agenda. Still looking into getting chairs and tables and better rates. Ken will look into possibly getting some tables (2 for food, 5 for people). Also discussed a possible speaker.

10. Review of April Financials

- Harvey sent an April financial analysis to the board a week ago. Recent changes in California State legislature requires that all condo complexes do a monthly financial reviews. Harvey discussed with Cindy. Suspects this is due to large condo management companies in which the management company owns the accounting firm for the complex. Harvey will do the review himself for the next 4 months, with at least one other to join afterwards. Harvey provided a spreadsheet that provides a template we can use for the monthly review. Numbers come from bank

statements and monthly financials Butner provides us. Note that we avoid having more than \$250k in any one bank due to FDIC insurance limit.

11. Ice Rink update

- We received notification recently of a change in plans regarding a new design for the ice rink that is less expensive (a fiberglass tent structure), but probably has worse sound characteristics. Will require a new EIR report. Gary D. indicated that we decided a year ago that we won't spend more on this, partly because the town won't listen anyways. So although the new design has changed for the worse for our complex, he doesn't favor spending more money. Tom indicated the eyesore aspect of the tents. Ironically, the town wants the mountain to get rid of the Eagle Lodge, yet here they are willing to go with such a structure of their own. Agreed to draft a letter to the Town Council members. Ed will draft one and circulate to the Board and HSM before sending it.

12. Review of Tim's ByLaws template

- Deferred to next meeting.

13. Executive Session

- Nothing.

14. Review of Action Items

Action Item	Next Steps	Person Responsible	
Tennis Courts to be rekeyed		Gary S.	
Tarp Coverage Requirements	Put tarps on remaining 15 units with wood that are not covered and bill owners.	HSM	
Board Nomination Documents	Follow up with Butner regarding received nominations as of July 12	Gary D.	
Lock options for ski lockers, tennis courts and spa doors	Contact Eakins, our local locksmith	Gary S.	
Agenda for Sept. 7 HOA meeting	Must go out with other documents at the end of July	Board	
Ice Rink/Multi Use Facility Letter		Ed	
Update of hard surface flooring		Tom, Ken	

policy based on sound consultant report			
Contact owners regarding painting inside of windows	Draft a letter/e-mail. Necessary to ensure warranty is valid, and windows belong to common area.	HSM	
Web Site	Final revisions for public consumption	Gary S., Ed	
Circulate documents for Sept. 7 HOA meeting to Board		Ed	
Table and chairs for Sept. 7 HOA meeting	Look for less costly options than last year.	All, including homeowners	Ken has a lead
Check that all other minutes are present on the Butner HOA site		Ed	
Door project	Confirm that homeowner who didn't want unit keyed to master has complied in next 30 days. Also check with unit 37 owner regarding his door issue. Otherwise completed.	HSM	
Dumping of ashes from unit #2 by renters	Completed, but Tom to follow up with Gary S.	Tom, Gary S.	
Ring device	Research for use at front office	Tom	
Schedule next meeting	July 22, 2019, 5pm Pacific	All	Done

15. *Adjournment*

- President Gary Drlik adjourned the meeting at 8:22pm.

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

