

Mammoth Creek Board of Directors Meeting

July 22, 2019

5:00 PM

Location: Mammoth Creek Condos Office

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 Gary Small

1. Call to order

- President Gary Drlik called the meeting at 5:04pm.

2. Approval of June, 18 2019 Board Meeting Minutes

- No discussion. Ken motioned to approve; Harvey seconded. Approved 5-0.

3. Owners Forum

- No owners present.

4. Manager's Report

• **Review of Tarp Coverage**

- All are done. Every deck with wood on it is covered. Relevant units have been billed. The Fire Dept inspected, had issue with one unit, but that has been rectified.

• **Update of Unit 1 Plumbing**

- Servicemaster will come out on Saturday to open up the floor in the closet to address a plumbing problem with a pipe, clean up some leakage. Problems arose in two other units with leakage. Some re-caulking and plumbing will need to be done. Another unit also has some intermittent leakage that requires some investigation.

• **Roofing Schedule**

- Material will arrive Thursday or Friday of this week. Roofers hope to start work the first or second week of August. Not sure about their completion schedule, although the 12 unit buildings have taken two weeks, and the 8 unit buildings take about 10 days. Gary S. doesn't think they have multiple crews to work on multiple buildings at the same time.

• **Other**

- Slurry Seal expected to be done in September. Tennis Court fencing expected to be repaired this week. Pool Coping is done, but didn't get it right the first time. Door lock in one unit wasn't working that well, but Gary S. was able to repair it. Possibly arose due to some earthquake activity in the area. Another unit has some tile issues.

5. Web Site Update

- Still some loose ends to sort out, but none of them prevent us from making the site accessible. Will send out notification through the site, followed by an e-mail blast.

6. Master Key Issue with one unit

- Resolved.

7. Wifi/Suddenlink update

- We had a power outage a couple of weeks ago. Suddenlink had to replace a couple of boxes. Suddenlink is the only option in town, and since Suddenlink got bought by Altis, they closed the Mammoth Office and just have a skeleton crew in Bishop. Gary S. wonders if we should contact an IT guy in Mono County. Verizon internet is way slower. Satellite has issues. Gary S. says Suddenlink doesn't understand how many accounts there are in town. Ed and Gary S. will try to set up a direct contact for Gary S. and Cheryl to be able to call Suddenlink directly.
- Ed had a better experience with Suddenlink, as they were able to handle an issue remotely. He learned that when multiple Wifi routers are close to each other, they can interfere with each other. This can be addressed by changing the router channels to be different. This apparently is a common problem in apartments and condos with nearby units, which can often be assessed by checking if using the direct ethernet internet connection works properly. We'll look into acquiring a couple of inexpensive ethernet to smartphone adapters so we can easily test this.

8. MUF update

- Stuart Brown of the Town responded to our inquiry last month regarding the decision to switch to a sprung tent structure. Our primary concerns were sound transmission and appearance (actually lack thereof). Stuart sent us some material that indicates the sound transmission characteristics of this enclosed structures are better than the more open building that was previously proposed. We also have a list of 4 of 5 existing structures, mostly in ski or winter sport areas, that we can assess. Regarding appearance, Stuart's response was that it was an unavoidable reality given the price tag. The board all agreed that the best decision was to just decline to build the facility. Even this less expensive option still needs about \$3 million of additional funding. We will send a response to Stuart and offer him or another member of Town staff the opportunity to speak at the September 7 HOA meeting.

9. Noise Study update

- Tom and Ken are working on a response to the owners. Gary D. requested they make a presentation at the annual meeting.

10. Video Doorbell update

- Tom is reviewing two video doorbell systems (Ring and Nest) for the office. Costs are very similar.

11. September 7 HOA meeting update

- **Board nomination update**
 - We received 3 nominations for 3 open spots (Tom, Harvey and Ken Ewing of unit 35), so no elections needed. Harvey has validated that all 3 nominees are in good standing. We will contact Ken to let him know he will be on the board, and hopefully he can attend any part of the board meeting that precedes the HOA meeting on September 7.

- **Other**

- Reviewed project updates. MUF goes to Ed, CC&R/ByLaws to Ken, Noise Study to Tom & Ken, remaining 3 (Window replacement, Bike Path, Door replacement) to Gary D. Agreed to start on site board meeting Friday September 6 at 1pm, continue Saturday at 9am.

12. Review of May Financials

- Harvey described the financials in the template he prepared for the review. There are some year end adjustments regarding revenue recognition between the 2018-19 and 2019-2020 Fiscal Years. Butner has agreed to do both of those. Overall no significant problem was identified.

13. Review of Tim's ByLaws template

- Given the length of this meeting up to this point, decided to postpone to a separate meeting just to do ByLaws. Agreed upon Tuesday Aug. 20 at 5:30pm.

14. Executive Session

- Nothing.

15. Review of Action Items

Action Item	Next Steps	Person Responsible	
Tennis Courts to be rekeyed		Gary S.	
Lock options for ski lockers, tennis courts and spa doors	Contact Eakins, our local locksmith	Gary S.	
Ice Rink/Multi Use Facility reply to Town's response to our initial inquiry		Ed	
Update of hard surface flooring policy based on sound consultant report, including e-mail to owners summarizing results.		Tom, Ken	
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	
Table and chairs	Look for less costly options than last	All,	Ken has a

for Sept. 7 HOA meeting	year.	including homeowners	lead
Contact our attorney regarding availability for discussion of CC&Rs and ByLaws on September 6 or 7		Gary D.	
Publicize web site, finish up a few loose ends (including billing).		Ed, Gary S.	
Work on direct Suddenlink access for HSM		Ed, Gary S.	
Ring device	Research for use at front office	Tom	
E-mail blast to owners to sliders being keyed and need for entry		Gary S.	

16. Adjournment

- President Gary Drlik adjourned the meeting at 7:04pm.

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