

Minutes

Mammoth Creek Board of Directors Meeting

February 24, 2020

5:30 PM

Conference Call

Call-in Number 712-432-3900

Conference participant PIN: 668742#

In attendance [via conference call]: Board members Ed Klotz, Harvey Place, Tom Waller, Ken Gilbert and Walt Arrington, Gary Small of High Sierra Management

1. Call to order

- President Ken Gilbert called the meeting to order at 5:33pm.

2. Approval of January 13 HOA Meeting Minutes

- Clarified that pressure regulators serve two units each. Ed motioned to approve the minutes as amended. Harvey seconded. Approved 5-0.

3. Owners Forum

- More taxation without representation for second homeowners in Mammoth. Ken put his owner hat on and mentioned that he got a notice from Mono County regarding a property tax of the contents of his rental unit. The taxable contents are items that make the unit furnished rather than unfurnished (e.g. sofas, beds, televisions, but not refrigerators, dishwashers, etc.). Gary S. said that the county started enforcing this in 2019. Ed and Harvey (and presumably some other homeowners as well) received this notice last year and responded. If you haven't received one yet you probably will soon.

4. Web Site update

- Harvey mentioned that the agenda did not require a login. Not sure we want that level of availability, will discuss at spring meeting. Otherwise, the new Sitelock and Codeguard features (protection and backup respectively) are working well now.

5. Discuss New 2020 HOA Laws

- California imposed some new HOA laws for 2020. Butner sent us a summary. One new item involved inspections of balconies by a licensed structural engineer or architect once every 9 years, with the first inspection required by January 1, 2025. Gary S and Ed both have engineer or architect contacts that they will reach out to.
- Elections have new requirements; we need to make sure that the new CC&Rs and ByLaws we are considering are consistent with the new requirements. We'll bring this up with our attorney at our spring on site meeting when we go over the new Bylaws with him.

6. Final Review of Reserve Study (if needed)

- Nobody had any additional questions. Tom motioned to approve the Study as is. Harvey seconded. Approved 5-0.

7. Review of December Monthly Financials

- One minor miscoding into operating fund rather than reserves. All owners current on HOA dues except for a few very small late fees. Discussed water and sewer expense (~\$2k - 3k per month). Tom suggested adding meters on a couple of units to monitor water usage to get a better idea of usage. Water Dept. has a lot of info; maybe we could get some info from them regarding whether our usage is more or less than similar complexes. Gary S. suspects it primarily involves owner usage.

8. Manager's Report

- Unit 20 Dryer Vent followup.
 - Found where the vent exited, cleaned it from the outside. 2 and lofts seem to have had these vents installed originally. Downstairs one and bedroom has no space for it. Long buildings appear to have had it originally for the 2 and lofts, or the extra space was there and numerous owners did it. Harvey asked whether any of these others had clogged vents.
 - Snow's been light. Busy months for rentals, but quieting down with lack of snow.
 - Will check regarding availability of engineer for balcony inspections required by new HOA laws.

<Gary Small left the meeting at this point>

9. Continue to work on Revised ByLaws

- Finished everything but section 12, including 13.

10. Executive Session

- Yes, we had one.

11. Review of Action Items

Action Item	Next Steps	Person Responsible	
Pool Expense Review	Ongoing	Walt, Gary S.	
Schedule next meeting	Tentatively Monday April 20 at 5:30pm Pacific	All	
Schedule on site meeting	All day Sunday May 3, and 3-7pm Saturday May 2 if needed. Ed will contact Tim regarding review of new ByLaws	All	

12. Adjournment

- President Ken Gilbert adjourned the meeting at 8:08pm.

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