

Agenda

Mammoth Creek Board of Directors Meeting

April 20, 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; Cheryl Caton and Gary Small of High Sierra Management

1. *Call to order*

- President Ken Gilbert called to order at 5:35.

2. *Approval of February 24 HOA Meeting Minutes*

- Harvey motioned to accept as presented, Ed seconded. Approved 5-0.

3. *Owners Forum*

- None present, but morphed into a discussion of Covid and potential on site meeting. May send only one or two board members on site.

4. *Manager's Report*

- Complex is really quiet, with a few full time owners, and two or three other owners making relatively brief visits.
- Jacuzzi closed, electricity and propane cost for the pool and spa area should be low.
- Discussed pressure regulator work with Robert, our regular plumber. Working on better tracking of landscaping hours. Rails almost all received a third coat of paint in 2018. Downstairs deck rails are more worn because of water dripping from upper decks.
- Black Gold provided a bid for parking lock sealing; Harvey pointed out that with recent massive drops in price of oil we may want to check about a reduction in a bid. If so, Tom wondered if we should move other parking lot bids forward from next year to this year. Walt has some experience in construction and doubts the impact will be big.
- No painting this summer; \$24k in operating fund from that deferral will remain there rather than move to reserve fund. This will bolster operating fund and facilitate payback of \$50k loan from reserve fund last summer. Units 29-36 building, especially walls facing creek, get hammered by sun and wind, tend to have painting wear out faster. Pool work in fall remains on plan. Chimney cleanings are planned for this fall as well. Tennis court cracks are pretty bad, will try to do our own fix this time. Fence is OK due to modest snowfall this year. Dewey pest control out on Wednesday.

5. *Continue to work on Revised ByLaws*

- Finished review. Will send our comments to Tim, edit based on what he says California law permits.

6. Covid Issues

- Reschedule on site meeting?
 - Decided to go ahead with May 2. Starts 10am Pacific, with walk the complex being done May 1. Will coordinate ByLaws portion with Tim Sanford, send him questions in advance. May only send one or two people on site, Ed will check with Tim if he has time to answer our questions in advance. If not, or if Covid situation worsens, we may shift the meeting back. Ed will contact Tim, and circulate agenda.

7. Review of January and February Monthly Financials

- Harvey and Ed reviewed the January and February financials and found no irregularities. Almost no snow removal needed in February, so we made a significant reduction in our operating fund deficit for the fiscal year, which ends March 31.

8. Status of pool project

- Pool work in fall remains planned, as mentioned in Manager's report.
- Walt continues to assess pool expenses. Purchasing chemicals in bulk was briefly discussed during action item review, Tom noted that fire departments have limits on chemicals that can be stored by a pool.

9. Executive Session

- Had a very brief one.

10. Review of Action Items

Action Item	Next Steps	Person Responsible	
Pool Expense Review	Ongoing	Walt, Gary S.	
On site meeting May 2	Prepare agenda, check with Tim Sanford if he can respond to our Bylaws comments	Ed	

11. Adjournment

- President Ken Gilbert adjourned the meeting at 7:40pm.

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