

Minutes

Mammoth Creek Board of Directors Meeting

December 11, 2019

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 (who arrived at 5:50pm), Gary Small of High Sierra Management

1. Call to order

- President Ken Gilbert called the meeting to order at 5:32pm.

2. Approval of Sept 6-7 Board Minutes and Sept 7 HOA Meeting Minutes

- One minor edit was made. Ed motioned to approve both minutes, Tom seconded. Motion passed 4-0.

3. Owners Forum

- None present, but Harvey mentioned that in mid October an anonymous homeowner called about a green tarp rather than the tan one. It has been taken care of. Harvey got a second anonymous call. Board agreed that owners are expected to identify themselves to the board if they expect any actions on a concern they raise (although they may request anonymity outside of the board member(s) with whom they communicated).
- Putting his homeowner's hat on, Walt almost got bit by a dog, which was unleashed. Dog was startled, but it should have been leashed. This serves as a reminder of why the current dog policy requirement that dogs be leashed is in place. Gary Small indicated HSM will send out a reminder letter to homeowners.

4. Web Site Update

- Web site is fully operational. Need to provide logins to recent homeowners who purchased since the problems that started in late 2017. Purchased Code Guard service for automated backups and plan to purchase SiteLock to protect against the malware problems that sidelined the site previously.

5. Pool Expenses Review

- Walt is familiar with pool expenses from his own primary residence. What happens regarding pool cleaning after a windy storm? Our guys do that work. Also trying to familiarize himself with the division of labor between our own people and the pool

services. Walt only interested in monthly costs, not repairs. There is only one vendor in Mammoth, which doesn't help with competition. We buy the chemicals from the pool vendor. Our service comes by 2-3 times per week to check on chemicals and pool status.

6. Review of Monthly Financials

- Operating expenses are \$13k over budget for the year to date. Grounds and rails/sanding is over budget. This was also discussed at the September board meeting, and HSM is thinking about how to better control this expense.
- Reserve expenses expected to be about \$9k over budget by November (after making the final payment to Kenney roofing).

7. Reserve Study

- Tom and Harvey met with Stone Mountain, our reserve study vendor, regarding the latest reserve study. State mandates a study every 3 years. Reserve study recommended contributing a bit less to the reserves. Harvey favored doing this with the resulting available funds going into the operating fund. This should address the fact that we occasionally have to borrow from the reserve fund to temporarily keep the operating fund above water (primarily due to heavy snow years). Therefore, no change to the monthly HOA dues will result from this. Ed asked about railing expense, which shows up long term in the reserve study as a replacement expense as well as a significant expense in the financial review. Gary S. thinks we have settled on something that shouldn't cost as much moving forward. Some units don't hold up as well due to more sun and water exposure (including water from sprinklers blown by the wind), snow exposure as well. Sunrise (complex at 50 Meadow Lane) does something less expensive, but it is reflected in its appearance. We should have a better idea in a few years regarding the effectiveness of the current sanding/maintenance approach. Harvey suggested we review this at our on site spring meeting so we can look at the different railings and how they are holding up. Gary S. has info regarding the dates when each railings were last worked on, so we can better assess how well the different railings are holding up.
- Reviewed Tom and Harvey's comments to Stone Mountain's first pass to the reserve study. Other board members OK. Tom and Harvey will discuss their comments with Stone Mountain, then update the reserve study accordingly.

8. Second Pass at 2020-21 Budget

- Needs to be finalized by the end of January. No change in HOA dues, but will increase contribution to operating fund, make the corresponding reduction in the reserves.
- Discussed pressure regulators for water pressure. This came up during the fall during a remodel. This has been done for 13 units, but Cheryl and Gary S. estimate 17 regulators remaining (each regulator covers two adjacent units) at about \$430 per.
- Ed asked about any tools that we could buy to reduce manual snow removal hours, e.g. like the \$50 snow rake that was purchased a few years ago that helped clear cornices. Snow blowers are in good shape, so Gary S. thinks we don't really have any additional purchases that would reduce time, although he did wonder about reducing time putting ice melt in walkways by putting a rain gutter with a heated cable to keep water off the walkways (which then freezes). We spend a lot on ice melt. Ed and Gary will look at that when Ed is in Mammoth next (currently the Saturday after the meeting).

9. *Manager's Report*

- Much was covered in previous items. Guillermo is working full time, Pablo is helping out with snow. Therefore, wages are down from the summer. Put in a new bellyband to help present rotten siding issues due to water. This was prominent in 4 units. For anyone interested in background info, consider this link:
<http://www.brianhensley.net/2015/09/how-to-replace-rotted-t1-11-siding-with.html>
- E-mailed the board regarding using nylon fencing for the tennis court to avoid the repeated damage with the current fencing. Wildflower (complex in town off of Sierra Nevada Road) redid their tennis court to make it work for pickleball as well as a basketball hoop in the summer. We don't have a price for the nylon fencing yet, but will look into that. Also currently blowing snow away from the existing fence to try to reduce damage from snow. Walt raised concerns about wear and tear aspect of nylon fencing.
- Dewey pest control out this week.

10. *Continue to work on Revised ByLaws*

- Meeting has already been going for two hours. We'll need to have a meeting in the third week in January to do the budget, so we'll address this then. Agreed on Monday January 13 at 5:30pm.

11. *Executive Session*

- Was not held.

12. *Review of Action Items*

Action Item	Next Steps	Person Responsible	
Complete and finalize reserve study		Tom, Harvey	
Pool Expense Review		Walt, Gary S.	
Nylon Tennis Court fencing cost assessment		Gary S.	

13. *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

