

Minutes

Mammoth Creek Board of Directors Meeting

May 1-2, 2020

Limited on site, with social distancing measures in place

Physical Location, if any, to be determined

Call-in Number 712-432-3900

Conference participant PIN: 668742#

In attendance [via conference call for May 2 portion]: Board members Ed Klotz, Harvey Place, Tom Waller, Ken Gilbert and Walt Arrington; Cheryl Caton and Gary Small of High Sierra Management

1. Walk the Complex, May 1, 3pm

Cheryl, Gary, Ken, Ed conducted the walkthrough with masks and social distancing. Here are some notes.

Looked at a couple of existing pressure regulators and shutoffs. They typically govern a first floor unit and the second floor unit above it. They are accessible via a trap door in the closet near the front door of the first floor unit (along with the water shutoff).

Posts, especially near pool, have some rot at the base. Gary bought some epoxy type material to patch. All are non weight bearing.

Building 29-36 shows need for painting, but should make it through one more winter.

37-44 has a bit of dry rot; photo available.

Unit 46 window framed by wood rather than Hardie Board. Cheryl contacted Damon to fix. Maybe just leave since no problems, as long as Damon agrees to replace with Hardie Board if the need arises.

Looked at freezing issue at 53-60 entry, possibility of gutter and downspouts. May need a separate meter, wiring for heat tape. Should do this for the 4 8 unit buildings. Will check with Edison. Plan: check on price of meter with Edison. If not a deal breaker, try on one building, if it goes well, do the others.

2. May 2 session, 10am starting time

3. Call to order

President Ken Gilbert called the meeting to order at 10:05am

4. Approval of April 20, 2020 Board Meeting Minutes

Harvey moved to approve, Ken seconded. Approved 5-0.

5. Meet with our attorney regarding Board's requested modifications to ByLaws template

Tim Sanford reviewed all of our comments on his ByLaws template and will provide a detailed report regarding which of our requested changes can be done and which cannot. Here is a brief summary by category of question/edit.

Legalese type of questions

Language original coming from the California Civil Code. Tim says he can probably tweak the language to make it more understandable and then reference the appropriate section of code.

Proxies

We can delete use of Proxies

Elections:

Unfortunately same rules apply regardless of size of HOA (3 to 3000 in size). For example, we cannot even disqualify a board member when his or her unit was for sale. Law is not clear regarding whether the list of qualifications is exhaustive or can receive additions.

Cumulative voting

No problem deleting cumulative voting.

Tim will send an overall report within a couple of weeks. We want to get something out to the owners before the September 19 HOA meeting

Tim reminded us that our ballots for elections in September must adhere to the 2020 California Law. Election rules are a separate document from the ByLaws. They are only approved by the board, but there is a 28 day comment period. Separate set of rules for electing directors, other for voting on other issues (new CC&rs and ByLaws, Special Assessments, Bike Path votes). Walt motioned for Tim to create this document for a fixed price of \$425. Harvey seconded approved 5-0.

Tim also asked about a Rules document. Document is not required, but a fine schedule is required. We seem to currently have a collection of separate policy documents, most complexes consolidate them into a single document.

6. Owners Forum

None Present

7. Manager's Report

Covering firewood June 1 – September 30

Firewood covering ongoing right now. Let Cheryl or Gary know if you will do this yourself and avoid the \$25 charge.

Any remaining pool/spa items

We need to select the tiles this month. Check Cheryl's e-mail (resent after 4/20), make a choice. Price range \$8-14. Tom asked if there was a range in quality in that range. Walt said they all were in the same range (ceramic vs stone or glass, which is more expensive). Need to decide by May 15.

Ring doorbell usage/office availability

Cheryl and Gary indicated it was more confusing for guest and lost people from other complexes. People ring the doorbell late at night because the light activates and distracts them from the key with their name on the envelope. Numerous lost people come to the office looking for La Vista Blanc. They've added their cell phone numbers to the signs on the office. Ken suggested moving the office landline to a cell phone. Tom pointed out that landlines are the only things running after seismic events or power failures. Need to decide whether to keep the ring system for the security benefit of the camera. Ken suggested an app called Line 2 that is a separate phone number that Cheryl and Gary can install on their smartphone. Probably \$50 per year. Basically want something that works without Cheryl & Gary giving out their own personal phone number.

Water pressure regulators.

We looked at them during the walk of the complex. 8 pairs of units need them. Gary thinks this is a code requirement from the town. Ken wonders if this is a code for new buildings but not required for existing old building. Or is it a lack of compliance that we must address. In units want a max pressure of 60 or 70. Tom indicates that one incident with a broken pipe would cause more damage than the replacement costs. Considered the age of the pipes. Complex shutoff is not accessible in a big winter. Let's consider our insurance policy (specifically deductible) and decide what to do. Tom motioned to approve the expenditure of \$9125 for the 8 water pressure regulators and shut off valves. Approved 3-2. Harvey, Tom and Ed in favor, Ken and Walt against.

8. Results from walking the complex

See May 1 notes above, manager's report regarding water pressure regulators.

9. September 19 HOA meeting

Election Plans

Get new election rules from Tim, set up the 28 day comment period so we can send out nominations.

Call for board nominations after the 28 day comment period is completed.

HOA Meeting Plans

Only question is whether the pool will be done by then. If not, do it on the tennis court. Bad weather means some contingency plan on the complex.

10. Review of March Financials

No significant issues. Butner is in the process of going to electronic checks and deposits, which will probably save the board some expense regarding signing big checks. Ken has been talking with Butner about getting budget items in Excel format for budget and expense items. Gary has been experimenting with pdf converter, but so far results are somewhat mixed.

11. Executive Session

None

12. Review of Action Items

Action Item	Next Steps	Person Responsible	
Pool and Spa Tiling	Everyone to make a choice by May 15	All	
Ring doorbell adjustments	Address issues raised by Cheryl and Gary in notes above	Cheryl, Gary	
Election Rules	Get ready quickly so 28 day comment period can be finished by mid June	Ed	

13. Adjournment

President Ken Gilbert adjourned the meeting at 11:56 am.

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