

Minutes

Mammoth Creek Board of Directors Meeting

June 15, 2020

5:30 P. M

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 the meeting to order at 5:32pm

2. *Approval of May 2, 2020 Board Meeting Minutes*

- Harvey motioned to approve as updated, Walt seconded. Approved 5-0.

3. *Owners Forum*

- None present.

4. *Financial Report*

- Harvey discussed the ongoing \$6k remaining debt involving a prior owner of of unit 51 (around 2008). Cindy Butner suggested writing it off, since it makes it easier for Butner HOA Services to transition to the new bank. Writing it off does not prevent us from further pursuit in the future if we decide to do so. We have filed some claims without success. The board unanimously agreed to write off this bad debt that we haven't been able to collect on since 2008.

5. *Manager's Report*

- Cheryl: Tennis court is finished using new repair product. We'll see how it goes over the winter. Earthquakes during the last month have made some of the center court cracks more significant. Pool was opened last Friday. Jacuzzi and Sauna remains closed (per county order). Ken questioned whether there was a difference between public and private pools and saunas. HOA association pools are considered public; Mono county web site has details. Pools have additional cleaning requirements, checking requirements to make sure social distancing is being adhered to.
- Gary: Had a guy out looking at gutters to prevent black ice formation on various walkways. This involves 4 of the 8 unit buildings, e.g. near unit 53. This also involves some electrician work to provide electricity for the heat tape that is used in the gutter. Black Gold is pricing some tennis court repair, using a similar approach as they did with Wildflower, a nearby condo. Also looking into Line 2, an application suggested by Ken to enable a second cell phone number. Office has a glass barrier to facilitate Covid safety.

6. *Election Plans*

- **Process any Final Comments and Approve 2020 Election Rules**
 - Ed motioned to approve the rules as specified, subject to a 2 person committee handling the unlikely event of additional comments in the remaining 2 days of the comment period. Walt seconded. Approved 5-0. Ed and Tom will comprise the two person committee. When the

comment period ends on June 17, we will post the new rules and call for nominations on the web site, send to owners via e-mail, and send to Butner to provide a copy by mail.

- Ken asked about the election inspection process. Harvey asked for a quote from an outfit that Ken had mentioned but after 3 weeks they have not responded. Harvey then asked Cindy Butner for some local suggestions, and she responded with someone named Craig Hansen, a former owner of Mammoth Business Essentials, who she knows has done this for a couple of condos in town. He's a notary public, which qualifies him to do this. So far we don't have a clear idea of the cost

7. *Executive Session*

- None.

8. *Review of Action Items*

Action Item	Next Steps	Person Responsible	
Monthly Financial Reviews	April and May need to be done	Harvey, Ken	
Election Rules and Call for nomination	Notify owners promptly to meet tighter deadlines due to new rules	Ed	

9. *Adjournment*

- President Ken Gilbert adjourned at 6:22 p.m.

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