

Minutes

Mammoth Creek Board of Directors Meeting

August 3, 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, Cheryl Caton of High Sierra Management, Linda and Steve Mueller of Unit 3, Kelly and Santanu Das of Unit 4, John Thornton of Unit 5

1. Call to order

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

2. Approval of June 15 Board Meeting Minutes

- Ken motioned to approve the minutes as published, Harvey seconded. Approved 3-0.
 - (Tom arrived at 5:36pm just after the vote was taken)

3. Owners Forum

- None present other than for item 5 below.

4. Manager's Report

- Fence around the propane tanks painted

5. Units 3 & 4 Sound Transmission Issues

- In 2010, just before the current hard surface flooring policy and associated limitations were put in place, unit 4 received approval for some hardsurface flooring. Unit 3 has reported problems consistently since then, and board efforts for the whole complex to find any effective hard surface flooring combination since then have not been successful given the thin subflooring construction in the complex. The noise issue has created problems for the recent attempted sale of unit 3, with potential buyers backing out because of this. The 2010 approval had a caveat about mitigation should the approved flooring prove problematic. Unit 3 has requested replacing the hard surface flooring with carpet. They need a letter with a timeline for this to show to prospective buyers. Lengthy discussion ensued. Tom motioned that the board authorizes spending up to \$5000 maximum provided that the Das' and Muellers contribute up to \$1500 for the installation of carpet and padding in Unit 4. This includes the contingency of removal of hard surface flooring if needed. The work will be completed by December 1. Approved 4-0. Will draft a letter to form the basis of an executed agreement. Plan is for everyone to sign by October 2, but hopefully sooner, with the December 1 deadline for completion.

6. Proposed Change in Pool Maintenance Contract

- Walt not present, so we deferred this.

7. Virtual HOA and Board Meeting Planning

- Zoom type meeting. John offered his Zoom account. Open meetings are currently prohibited. Discussed Zoom logistics. Links go out after RSVPs, about a week before the actual meeting to avoid zoom bombing issues. John will host, Ken will moderate. Need to e-mail and mail owners about this. Mail required because financials through 3/31/2020 are required. Need to pick a time; agreed on 1pm Saturday afternoon, September 19. John suggested opening the meeting 30 minutes before the official meeting start time to allow conversations. Tom asked about whether we can vote virtually if a quorum is present.

8. Executive Session

- A brief one was held.

9. Review of Action Items

Action Item	Next Steps	Person Responsible	
Draft agreement between Units 3 and 4	Create the draft	Ken	
Info for September 19 Virtual meeting	Info available at least 30 days in advanced.	Ed, Harvey	

10. Adjournment

- President Ken Gilbert adjourned the meeting at 7:30pm

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