

Minutes

Mammoth Creek Board of Directors Meeting

October 28, 2020

5:30 P. M

Conference Call

Via Zoom Meeting

In attendance: Board members Ed Klotz, Harvey Place, Tom Waller (joined at 5:51pm), Ken Gilbert and Walt Arrington; Cheryl Caton of High Sierra Management

1. Call to Order

- Ken called the meeting at 5:35

2. Approval of September 19, 2020 HOA Meeting Minutes

- Ken motioned to approve as amended, Walt seconded. Approved 4-0.

3. Approval of September 19, 2020 BOD Meeting Minutes

- Ed motioned to approve as amended, Ken seconded. Approved 4-0.

4. Owners Forum

- None present.

5. Units 3 & 4 Sound Transmission Issues

- Agreement is completed with unit 4 replacing their hard surface flooring with carpeting; all 3 parties contributed equally. We will make sure all parties have copies of the signed agreement.

- ***Other Units with similar problems***

- Discussed briefly.

6. Unit 30 request to remove or relocate dog signs

- Signs are affecting owner views. The signs in question are for owners who are not respecting the leashed dog rule. Cheryl and Ken looked at the sign and recommend moving it closer to the tennis court. Decide to move it to the tennis courts.

7. Review of Separate phone lines for Renters and Homeowners

- Harvey raised the concern about the rental phone being used by owners making lenders view this as condo-hotel. Remainder of board acknowledged this benefit but felt that possible benefit wasn't worth the annual cost of over \$1000. Butner has the invoices from the phone company. Ken will contact Butner and sort out how to cancel.

8. Update on status of CC&Rs and ByLaws

- Tim Sanford, our attorney, sent responses to our questions/comments in his ByLaws template. We'll try to sort them out by e-mail in the next month. Tom brought up no smoking policy and how they fit in with the CC&Rs and ByLaws. Health department has a template that we can look at. Need to decide whether

this is addressed as a separate policy or as part of the CC&Rs or ByLaws. Will ask Tim about this, particularly regarding what other projects have done.

9. Pool Maintenance

- **Options moving forward**

- Still not 100% convinced we aren't paying too much (although it's clear a shared pool/jacuzzi is far more expensive than a private one operated by an individual homeowner due to various Town/County requirements). We want some more detailed info about itemized expenses. Ed asked if we pay the same rate during the months when the pool and jacuzzi are closed as when they are in use. Cheryl indicates that our costs have gone down.

10. Manager's report

- Cheryl and Tom put together a list of problem issues to distribute to owners. Sprinkler system pipes have been drained in anticipation of winter. Tarps have been removed. Air has remained smoky until the last 3 days. Turned on the heaters. Concrete work around the pool has not been finished yet.

11. Monthly Financial Reviews

- Harvey sent out the July Financial Reviews 3 days before this meeting. We currently have money at 2 different banks for the operating fund. Replacement/reserves are still at our old bank (Union Bank, not Alliance). Expenses have been low. Reserve account will take a hit in September due to pool expenses. New statements from the new Butner system are not as informative as the old Butner system. Overall delinquencies have been very modest.

12. First pass at 2022 Budget

- We need to submit the last week in January, 2021. Harvey plans no change to HOA dues. Hasn't factored possible raises for HSM's employees. Tom asked about the annual cost of that, which is about \$4000. Painting of Units 29-36 is planned. After the pool expenses, we need to build up the reserves again. Will need to have further 2022 budget plans in next meeting.

13. Executive Session

- None.

14. Review of Action Items

• Action Item	• Next Steps	• Person Responsible	•
Drop the extra phone line	Check the invoices for info on how to cancel	Ken	
Detailed info on expenses from Mammoth Pool and Spa	Get info from Butner to Walt	Cheryl or Gary	
Process Tim's feedback on the		All Board	

ByLaws		Members	
Signed agreements for all parties in the units 3 and 4 deal to HSM, Tim Sanford		Ken/Ed	
Letter to owners regarding common violation		Tom	
Quiet zone request from owner	Check the specific areas that prompted the request (walkways that go by bedrooms).	Ken	
Next meeting	To be determined	All	

15. Adjournment

- President Ken Gilbert adjourned the meeting at 7:22pm.

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