

Minutes

Mammoth Creek Board of Directors Meeting

September 18-19, 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#

Attending: Harvey, Ed, Ken, Gary, Tom, Walt, Cheryl, Linda & Steve Mueller of Unit 3

1. Walk the Complex, September 18, 3pm (Ed, Ken, Cheryl, Gary)

- Postponed to to extremely poor air quality due to fire ~15 miles west of town.

2. September 19 session, 9:30 am starting time (finish by 11:45am)

3. Call to order

- President Ken Gilbert called the meeting to order at 9:35am.

4. Approval of August 3, 2020 Board Meeting Minutes

- Harvey motioned to approve, Ed seconded. Approved 3-0.

<Tom arrived at 9:40>

<Walt arrived at 10:00>

5. Hard Surface flooring issues

- Units 3, 4 update
 - Lengthy discussion on the remaining issues in the agreement formulated at the August 3 meeting, one sticking point remains, regarding the \$8k cap.

<The Muellers left at this point>

- Other second floor units
 - Brief discussion; will revisit after this one is resolved.
- Updates to hard surface flooring documents

6. Owners Forum

- None present

7. Final Prep for virtual HOA meeting

- Cheryl mentioned that she is seeing numerous CC&R violations (e.g. too many dogs, too much noise). Make sure your (non rental) guests know the rules as well. Cheryl will put together a list of the issues, and we'll then send a hard copy letter out.

8. Pool Maintenance Contract

- Walt has the contract. Almost done, but still looking for insurance info. We also had a request from Mammoth Spa Creations about suggestions from them to reduce chemicals. Cheryl and Gary had some concerns. Walt pointed out that our plumber, Robert Anderson, his wife Melissa runs a pool business in Bishop. There is a strong connection between Robert, Melissa and Ellie. Gary's main concern was about responsiveness to problems, and the Robert - Melissa - Ellie connection. Walt emphasized the benefit of the owner (in this case Ellie) working on the pool. Also, Ellie knows Guillermo pretty well, will learn from Ellie. Plan is for Ellie to come Monday, Wednesday, Friday. Ellie is responsible for chemicals. Pool is shut down for rest of reason; only spa remains open (although that is currently closed due to covid restrictions). Walt motioned to approve moving to Clear and Clean (Eli Sanchez's business) subject to an approved contract by the board and our insurance requirements being met. Ed seconded. Approved 4-1 (Harvey no, due to a lack of proposal in writing at this point).
- Epilogue: Walt determined during the following week that Ellie could not meet all the contract requirements. So, we will stay with our current supplier but continue to look for opportunities to reduced costs without compromising quality.

9. Manager's Report

- Cheryl requested to move this to the morning.
- Cheryl: Fire extinguisher inspections, October 13, 2020, all units will be entered. Post on website. Chimney cleaning, done every other year, done Oct. 5-7, 2020. Units also entered, no specific date among those 3 days for entries. Mentioned that Jack Keenan passed away. The Mountain will open on Nov. 14. They have spent about \$1 million making adjustments to operate under Covid. Opening date planned for Nov. 14 conditional on some amount of natural snow, supplemented by snowmaking. Post on web site also about ordering fire wood; need to e-mail Cheryl and Gary if you want that. Regarding entry to units, these are required operations (chimney cleaning, fire extinguishers). Tom mentioned that these are required. Asked for a raise of \$1/hour for the guys starting at the beginning of next fiscal year.
- Gary: Pool work ongoing. Concrete to be poured, will look at removing some tree roots to avoid damage to concrete. Staffing: Guillermo full time, Pablo part time over the summer. Probably significant lower than last year's expenses. New doors are holding up OK, but some issues with locks. Some issue with the weather stripping on a couple of units, making doors hard to open in window. No painting this year, but will resume next year. Overlaid asphalt parking lot near office. Still trying to get a quote from Black Gold regarding tennis court repair using nylon netting for fencing that can be taken down in the winter, like Wildflower did a couple of years ago).

10. *Adjournment of morning session*

- President Ken Gilbert adjourned at 11:47.

11. *Afternoon session, start 15 minutes after virtual HOA meeting ends*

- Harvey, Ken, Tom, Ed, Walt and Gary attended.
- President Ken Gilbert called to order at 2:51pm.

12. *Process unfinished items from the first session and HOA meeting*

- Jeff Curran of unit 43 joined to discuss his hard surface flooring situation.
 - Jeff described his situation in unit 43. He hears sounds of kids jumping off of couches onto hard surface floors. . Tom mentioned that our floor joists are solid wood (standard construction from back in ~1980), which transmit more sound than the current joists. Several complaints have come from renters about the noise. Separately mentioned that the Barnes' dogs apparently theirs, not sure) urinated on the upper balcony and it seeped down. Tom asked for some specific documentation, particularly regarding noise complaints. Jeff agreed, will start with cordial approach.
 - Lengthy discussion of general issue, nuisance noise issues from above.

13. *Board reorganization, if any*

- Everyone agreed to remain in their current position.

14. *State of updated ByLaws and CC&Rs*

- Almost ready to circulate to homeowners.
- Ed will look up where it stands

15. *Results from walking the complex*

- Postponed due to smoke.

16. *Review of Available Monthly Financials (time permitting)*

- June Financials are done. July not available yet. Butner has not only changed banks, but also changed software. Harvey was concerned that we were into September and we didn't have the report for June. Harvey had to ask Cindy Butner to run the old system to generate them. Harvey received some output from July from the new system, but it's reorganized. First 3 months of fiscal year (starting 4/1/2020) had spending below budget. One unit had missed 3 of the 5 monthly assessments at the end of June but appears to be addressing the issue. They are only one month down at the end of July (although delinquencies not paid). Fortunately everyone else is paid up. Walt asked if Butner should be running both the old and new system concurrently for a few months. Ken asked about whether the new system will provide a spreadsheet that would facilitate additional examination of finances. Harvey wasn't sure. Gary Small discussed some software to convert pdf files to Excel. Harvey suggested transferring \$15k from operating fund ((currently at \$45k) to reserve fund to pay off part of the \$50k loan taken from the reserve fund. Harvey motioned to do this, Walt seconded. Approved 5-0. Later on, Tom asked about delinquent fees during the Covid era, and whether to waive them currently. Ken was more amenable to this with advanced notice.

Agreed on case by case basis. Harvey will start working on a preliminary budget for the following fiscal year in the first week or two in October.

17. Alternatives for Board Meeting Conference calls (time permitting)

- Zoom licenses for a year are available for \$150/year (unlimited meetings, up to 100 attendees). Tom pointed out that the video system is better suited for managing conversations, avoiding interruptions. After a little more discussion, agreed to do try Zoom.

18. Executive Session

- None

19. Review of Action Items

- Ed to follow up with status of new CC&Rs and ByLaws
- Next meeting: Wednesday October 28 at 5:30pm

20. Adjournment

- Ken adjourned at 4:17pm.

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