

# Agenda

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## Mammoth Creek Board of Directors Meeting

March 11, 2021

5:30 P.M. (Pacific Time)

### Conference Call/Zoom invitation

**Attending:** Board Members Ken Gilbert, Walt Arrington, Tom Waller, Harvey Place, HSM-Gary Small.

#### 1. *Call to Order*

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

#### 2. *Approval of January 1,2021 HOA Meeting Minutes*

- Tom motioned for approval, Harvey seconded. Approved 4-0.

#### 3. *Owners Forum*

- None

#### 4. *Manager's Report*

- Mammoth Creek Town is opening with expectations for increase guests. Moving in to the "RED" tier next week
- Received 4-point bid for the exterior painting of units 29-36, Gary to send to board for review. Increase was approximately 5% from last building painting.
- Received asphalt slurry bid from Black Gold, Gary to send to board for review.
- Town of Mammoth is moving forward with Ice Rink relocation in the adjacent park in the spring of 2021
- Jacuzzi is not open per the health order but will be ready to open when the town lifts restrictions. Mammoth Spa currently servicing the pool/spa two times per week. HSM, per the contract, is to monitor pool chemicals on days when Mammoth Spa is not on site. The board and HSM discussed this process and also is potentially considering the purchase and installation of a system to assist/monitor chemical balance for pool and spa.
- Board discussed snow removal costs for this season, with specific reference to "emergency charges" for snow removal during the last big snow. Board of Directors agreed to pay the pre-determined rate for extra labor and HSM will fund the remaining. Per Gary, this was the probably the biggest single snowstorm and it overwhelmed the town and also made for a difficult few days in the complex while snow removal was occurring, hence the need for extra help to clear.
- Mammoth Screen and Glass was paid the final payment for office window installation. They still have some discrepancies to take care of. Gary is working to get these items completed. Ken also stated that his unit, 52, is having window problems (windows do not seal)and Mammoth Screen has ordered two new windows to be installed at a time TBD. Unit 56 is also having a window replaced.
- Continued discussion about Guillermo salary. The agreed upon charge is \$22/hour plus 31% overhead to HSM. Monthly payments will be a salary rate and constant payments. Actual hours worked will be continue to be reported and tracked by HSM and reported to the board.

- Pool concrete and coping is not complete. Gary for action
- Gutter runoff issue discussed. Gary will research the installation of snow splitter (metal vee installation) that may reroute the melting snow. Gary for action

#### 5. *Monthly Financial Review*

- Harvey reviewed, with board concurrence, December 2020 and January 2021 data including Operating and Reserve balances expectations for the remainder of the 2020-2021 fiscal year  
Possibility of making Guillermo a salaried employee.

#### 6. *CCR and Bylaw Final Review.*

- The Board discussed last CCR iteration using Tim's redline CCR document. Minor editing comments with remaining questions to be submitted to Tim. Ken for action. Expectation to send to owners for comment. Still need the voting matrix (to be completed by Tim Sanford.)

#### 7. *Discuss new Board of Directors member search status*

- Ken for action on this item in the next few weeks with an email letter to homeowners asking for support.

#### 8. *Executive Session*

- None.

#### 9. *Review of Action Items*

Action Item	Next Steps	Person(s) Responsible
CCR and Bylaw final edit	Submit to Tim Sanford for Final Changes, Receive voting Matrix	Ken
Building Painting Estimate & Black Gold Asphalt slurry estimate	Review by board	All Board members
Office windows completion	Complete the project	Gary Small
Pool concrete coping completion	Complete the project	Gary Small
Gutter snowmelt Runoff	Investigate use of metal diversion	Gary Small
E-mail homeowners about board vacancy	Prepare and send letter	Ken for letter and HSM for emailing
Next Meeting, May 1 <sup>st</sup> ON SITE	Prepare notice.	Ken

#### 10. *Adjournment*

- President Ken Gilbert adjourned the meeting at 6:47pm.

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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