

Agenda

Mammoth Creek Board of Directors Meeting to Review CCR / Bylaws

September 18, 2021

2:00 P.M. (Pacific Time) -Annual Meeting wrap-up

On site and Zoom (for meeting portion)

Join Zoom Meeting

<https://us02web.zoom.us/j/4883518653?pwd=ZktKZXZ3Y0U0L3FYOFVSVjB4TE94QT09>

Meeting ID: 488 351 8653

Passcode: 947756

1. Call to Order -

Ken called the meeting to order at 2:03 PM

Present: Ken, Tom, Gary Small, Jenna, Harvey (via zoom), Gary Dirlick

2. Following items relate to either CCRs or Bylaws as indicated

- Voting matrix needs to be incorporated; was provided by Tim as confirmed by Tom, and Tom will translate into a table
- Section 5.2 pg 8 of the bylaws regarding the removal of directors / refers to section 3 and it's not clear section three of what – reference needs to be clarified. Recommendation is to the section on election rules be kept in election rules document so can be modified when needed without engaging homeowners
- Terms of office – unclear what current approach is to **removing directors for trying to sell their units**; potentially relates to change in CA law
- CCR section 1.6 definition **common areas – Fire Boxes** are not included and need to be identified as part of common area despite being inside the unit
- **Floor policy** - CCR page 7 section 2.4 amend to (1) specify the clause relates to second floor units and (2) refer to the flooring policy (which does allow for some hard floor space)
- CCR Page 11 – **assessment calculation** – need to confirm a calculation for coming up with special assessment that incorporates proportionality OR per unit item based on the reason for assessment. Need to allow language for board to determine methodology of calculation for special assessments
- CCR Page 21 item 7.2 unit **occupancy limits** – need to clarify language to focus on (1) the occupancy allowance and (2) the definition of a sleeping loft but not defined by the type of bed. In addition, add clause that confirms we align to the mammoth city requirement and that supersedes ours where it is more restrictive
- Do we need to also review the flooring policy for clarification – seems to be confusion related to kitchen hard surface flooring

- Bylaws section 3.3E – **Waiver of notice** – rewrite to reduce intensity of legalese and make comprehensible to lay people
- Bylaws Confirm 3.10 and 3.3D duplications are eliminated
- Bylaws section 7.4 – need to add a clause re **conflict of interest**

3. Review of Action Items

Follow up Item	Owner	Complete?
Convert voting matrix to table and provide	Tom	
Bylaws – section 5.2 page 8 – clarify reference to election rules is in separate document		
Bylaws – section 4.4 page 7 – clarify approach to removing directors who are selling unites - Confirm with Tim		
Bylaws – section 3.3E page 3 – clarify waiver of notice section to minimize legal terminology		
Bylaws – Sections 3.3D (page 3) and 3.10 (pg 6) re: adjourning meetings are redundant – confirm we can remove one		
By laws section 7.4 page 15 – add a clause regarding conflict of interest		
CCR Section 1.6 – Clarify that fireboxes are part of common area, not part of unit		
CCR page 7 section 2.4 amend for clarifications that align to floor policy, keeping rules in the separate policy. Items for clarification (1) refers to second floor units (2) does allow some hard flooring		
CCR Section 4.6 page 11 – update to provide board the authority to determine what method of assessment (proportional vs per unit) is appropriate based on need for assessment		
CCR section 7.2 page 21 – clarify occupancy limits to (1) refer to town definition and (2) clarify how sleeping loft is defined in a manner that does not refer to type of bed within		

4. Adjournment

Meeting Adjourned at 2:45

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

