

Minutes

Mammoth Creek Board of Directors Meeting

November 24, 2021

5:00 P.M. (Pacific Time) – Executive Session

5:30 P.M. (Pacific Time) – Owners Session

Zoom (for meeting portion)

Join Zoom Meeting

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

Meeting ID: 488 351 8653

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1. *Call to Order*

- Present – Harvey, Tom, Ken Jenna
Meeting called to order at 5 PM

2. *Executive Session*

- Board held executive session prior to owner's forum starting.

3. *Owners Forum*

- Gary and Cheryl (HSM) joined at 5:30 PM
- Jessica and Richie Steffens (Unit 48 Owners) joined at 5:32

- Ken presented the Board’s determination on the flooring issue in the unit in question (48). Based on the CC&Rs and floor covering policy - second Floor Units prohibiting hard surface flooring as a replacement for existing flooring. Ken emphasized that these concerns – not following the process, and not wanting the Steffens to incur any additional cost due to having to redo flooring esp after the rest of their carpet was installed, were why the board and HSM had contacted them at multiple points through their construction/installation process
- Owners responded their concern that their flooring being hard when they moved in, their interpretation of the policies that this was like for like and therefore does not require review/approval, and their feeling that they had made improvements to the subfloor aren’t being taken into consideration; Owners reiterated their commitment to keep the flooring they had installed and requested options
- Discussion continued and landed on the following:
 - Owners are to provide a completed sound study, conducted by a licensed, bonded engineering firm, within 60 days (which is Sunday, January 23rd, 2022) confirming that their flooring provides sound attenuation equivalent to carpet, following the same process/parameters in the sound study the Board had conducted previously and provided to the owners.
 - During this time, the owners are welcome to also research additional hard flooring options that DO provide the equivalent sound attenuation to carpet in case the study does not come out with that indication on the flooring they have chosen to put in
 - Should that study not indicate equivalent sound attenuation, and should the owner not have identified any ‘same as carpet’ hard flooring option during that time, carpet will have to be installed in the dining area (wall to wall, not just under the table) immediately
- Tom motioned the above proposal, Ken seconded, and the Board voted unanimously to pass

4. Review of Action Items

- Owners to provide engineering sound study providing evidence that flooring they installed is ‘same as carpet’ for sound attenuation within 60 days (1/23/22)

5. Adjournment

- Mtg was adjourned at 6:06 pm

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