

Minutes

Mammoth Creek Board of Directors Meeting
June 5, 2022
5:00 P.M. (Pacific Time)

1. In attendance

Ken Gilbert
Tom Waller
Harvey Place
James Milnes
High Sierra Mgmt: Chery Caton & Gary Small

2. Call to Order

- Meeting called to order at 5:04

3. Approval of Minutes

- Ken motioned to approve
- Jenna seconded
- Minutes were approved

4. CCR/Bylaws Status

- Ken updated group on status of CCR – Tim is still involved in a court case and has not provided required updated; Ken continues to follow up and new goal is to have them ready for the September meeting with final copy
- Ballots for voting have to be out for 30 days; will either be sent out by middle of august for return by annual meeting or will be sent out at time of annual meeting, depending on Tim's availability – KEN ACTION ITEM
- Harvey asked about elections inspector – Ken has a name from his home HOA and will be contacting; Ken will also be contacting Craig (business center) after

5. Owners Forum –

- No additional owners present;
- Gary confirmed he has sent review forms to owners of unit 42 for their renovations; Tom confirmed they will need to get a permit from the city given electrical work being done
- Ken asked about venting stoves to the outside of the building. All agreed there would be interest by multiple parties in doing this; Ken will look into it and share info

6. Manager's Report

- Cheryl and Gary shared the following items for the managers report:
- Pool is open – one repair required on the heater was taken care of;

- Tennis court again being repaired to address expanding crack at center court under net line
- Upper windows were cleaned
- Tarps have been put on except those owners who said they would do those themselves
- Condo sign on old mammoth road needs to be redone – quote for work has been received and sign will be updated this week – cost approx. \$900-1000
- New bbq was ordered per allowance at last meeting – now there will be two – one at pool and one at the ‘shed’ area
- Building 37-44 paint completed last week; 4 Pts is doing som additional siding that needed updating as well
- Staining has begun in pool and will work through all buildings
- Couple of rails on the 29-36 building that face south will need sanding – goal this summer is to do all railings
- Kenny roofing should be out here in the next week to look at the leak in 29
- Quote for powder coating steps (see emails)– steps would be taken down to LA for treatment – total cost is \$20,784; board agreed additional discussion is needed on this
- Post on back deck of 17 by pool was very rotten requiring replacement with bracing - work is almost complete and Gary has checked other areas to confirm there aren’t additional posts with similar concerns;
- California ordinance recently released (email to owners from HSM is pending announcement from local fire dept) that no 5-gallon propane tanks allowed on decks anymore per California law;
- Electric Vehicle Chargers – additional information in email – cost appears to be \$2-3k per station and we need a minimum of 4 – HOA would cover all costs and receive rebate, though lots of discussion on these changing actively; Gary still following up with Edison and will continue to get add’l information; board asked about how these are located and where; more discussion to come
- Watering restrictions – we have until the 17th of June with a plan of what we are requesting to water – all ornamental grass is not allowed – can also ask for money back to take out grass and xeriscape
- Asphalt Slurry approved to keep us on schedule related to the driveways/parking lots for 5-8 years for no repairs – board agrees we will stick to the two year cycle
- Spa Costs: no significant additional costs related to expanding spa hours, though April information not yet provided (see spreadsheet in emails), and there was additional propane usage. HSM noted there was very little additional use during expanded hours, and the group discussed whether we would go back to the restricted hours and offer owners only the option to request expanded hours 24 hours in advance, to minimize overall cost increase and still make allowance for those wanting to use spas earlier.
- Flooring follow up discussion regarding the removal of hard surface flooring prior to carpet installation led to discussion about quality/weight of pad being used in all carpeting projects. Cheryl will follow up by contacting local flooring rep to understand carpet weights recommended so the board may amend the flooring policy with required weight

7. *Monthly Financial Reviews*

- Harvey has previously sent out monthly financial reviews; highlights for March are as follows (end of fiscal year) –
 - \$309k in reserves – up \$98k from a year ago due to minimal reserves being spent this past winter
 - Operating funds have about \$53k – hopefully will get us through summer in part due to the drought and cutting watering since that’s where much of our operating funds go in the summer
 - As of the month of march we had ZERO delinquencies, and only 8 for the whole fiscal year
- Ken asked Harvey when we are going to a single bank – Harvey confirmed we will keep multiple banks as long as we have anything over than \$250k in funds with any one institution

8. Executive Session

9. Review of Action Items

Item	Owner	Status
Confirmation of timeline on ballot for CCR	Ken	Open
Confirmation of recommended weight of padding for carpet usage	Cheryl	Open
Follow up on options for where to water and xeriscape	Jenna and Jamie	Open
Additional info on EV chargers installation, rebate, and location	Jamie and Gary	Open
Unit 42 – Arch docs and electricity permits	HSM	Open
Additional spa usage – April propane data	HSM	Open

10. Adjournment

- Meeting called to adjournment at 6:26 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