

Notes

Mammoth Creek Homeowners Annual Meeting

September 17, 2022

Present:

- Board members Ken, Harvey, Tom, and Jenna were present on site; James was present via phone
- Homeowners representing the following units were present: 1, 6, 7, 8, 18, 21, 25, 26, 28, 32, 39, 52, 53, 54, 59

I. Call to Order – Ken called the meeting to order at 1:03 PM

II. Introductions of Board Members – Current and Future

1. Board members went around and introduced themselves and their positions
2. Ken announced that, as there were only two candidates for the open positions, and they were the two existing members, those individuals (Jenna and Tom) will continue on the board.

III. Approval of Minutes

1. Gary D moved to approve last year's Annual Homeowner Meeting minutes, Jenna seconded, and the motion passed unanimously

IV. President's Report

1. Ken provided an update from the President, including highlights from the walkthrough earlier in the day. In general, property is in good shape, and HSM is keeping to a maintenance schedule that is extending life of the property

V. Treasurer's Report

1. Harvey provided the update on the financial state of the HOA and Complex including the following highlights
 - a. Complex was under budget in both operating and reserve accounts at end of fiscal year, despite snow removal being \$3k over budget due to \$11000 in snow removal in December; budget has been increased going forward for both manual snow removal labor
 - b. Updated reserves study will be undertaken this winter
 - i. Items that did affect our reserves include accelerating the roofing project; starting with current fiscal year, we will pay for building painting directly from the reserve (vs operating) account. We will see impacts of these in upcoming study.
 - c. Harvey noted we generally expect to see a 2-3% increase in cost of fire and liability insurance, and this past year the increase was over 8%
2. During Harvey's presentation, Doug asked what kind of issues homeowners usually bring to the board and Harvey provided questions. An additional question was asked about Butner sending

out minutes from the monthly meetings and the Board (Jenna) took the takeaway to clarify how to get these off the website each month or request having them sent.

VI. Manager's Report

1. Gary and Cheryl provided a manager's report on improvements and challenges in the complex
 - a. Improvements: additional bike racks have been provided and outside lights are being adjusted to point downward vs spreading light. One homeowner asked about the quiet signs and Cheryl confirmed these were added in multiple locations throughout the complex.
 - b. Wildlife and pests: Mice have been extremely active and we still have pest control treatment regularly; Bears are being seasonally active and Gary has been spreading mothballs to help prevent visits; one wasp nest has been identified and a second may be present.
 - c. Annual Maintenance: Upper windows have been cleaned, lowers in progress; Road sign on Old Mammoth Road, pool posts and front sign were all painted; 27 sets of rails have been painted; belly bands and some staircases or stairs being replaced where they are showing significant age.
 - i. Upcoming maintenance: Clean Sweep will be entering units in November to clean chimneys; smoke alarms and fire extinguishers will be serviced in October.
 - d. Additional info: supply chain challenges are delaying procurement of additional blower; ice rink behind schedule with no set opening date, so old rink across town set to open around Thanksgiving.

VII. CC&R/ Bylaws Vote Results

1. Elections Inspector (Ed Klotz) provided results of the vote to approve the CC&Rs and Bylaws. 31 votes required; 45 returned. 41 for and 4 against the approval so the measure to adopt the new CC&Rs and Bylaws passes.
2. Next step is to have these signed by the President of the Board and a the attorney, and they will be ratified.

VIII. Owners Forum

1. Gary D asked for an update on how the board will handle issues that arise (primarily parking concerns) with the opening of the sports complex. Discussion ensued regarding options for addressing additional traffic and parking violations; HSM confirmed they are already in contact with town and Board confirmed Jenna is following up with contact regarding prevention in terms of additional signage, etc.
2. Dave asked if we have been renting out courts due to increased usage by larger groups. HSM confirmed we are not and all users are owners/renters and their guests
3. Doug asked about an issue with his porch wood potentially rotting – Gary with HSM will follow up on this
4. Tom asked about standards for external benches on front porches (for removing gear); current rules do not allow for any furniture so if we want to allow, do we need an amendment to rules as well as a standard for what is suitable? Board will take this up as follow up
5. Gary D presented his concerns regarding the passage of the CC&Rs and Bylaws focusing on three concerns: failing to assign the Inspector of Elections in the timeframe outlined by State of California and our election rules, exclusion of the voting matrix, and the percentage of spend

allowed by the Board. Leslie Deardoff asked of the Inspector assignment timing was a state requirement or a Mammoth Creek requirement b/c it seemed overly stringent.

IX. Next Annual Meeting

1. The next annual meeting will be held at the complex on Saturday, September 16th, 2023

X. Adjournment

1. Ken called the meeting to an end at 2:11 pm

DRAFT