

Minutes

Mammoth Creek Board of Directors Meeting

March 12, 2023
5:00 P.M. (Pacific Time)

In Attendance (via Zoom): Board members Ken Gilbert, Tom Waller, Harvey Place, Jenna Glasser, James Milnes; HSM Managers Gary Small and Cheryl Caton

1. **Call to Order**

- a. Ken called the meeting to order at 5:01 PM

2. **Approval of minutes**

- a. Tom motioned to approve the minutes of the last meeting (1.22.23), Jenna seconded and the minutes were unanimously approved by a vote

3. **Owners Forum**

- a. No homeowners were present
- b. Unit 60 (May) submitted an architectural review file; Ken and Jenna will review prior to end of this calendar week
 - i. Jenna will also confirm with Pam whether they have reimbursement requests for the roof leak earlier this winter.
- c. Gary confirmed unit 56 video doorbell has been removed but original doorbell has not yet been reapplied

4. **CCR and Bylaws Follow-Up**

- a. **Current Status of Doc Filing** Docs needed re-notarizing by a non-military notary, then approval by town; waiting on confirmation from Tim following amended notarization for next steps
- b. **Adjustment to spending approval limits** Potential adjustment is to change approval limit to 10% of operating budget, from the current 25% accidentally applied to docs, but greater than the original 5%, given the cost of emergency items due to inflation. Will continue to include this item on the agenda.

5. **Review Policy Drafts**

- a. **Doorbell Policy** Jamie added a bullet addressing speaker volume; board reviewed/adjusted policy; Jamie will update and send out for email vote to approve
- b. **Occupancy Communication Letter** Jenna had adjusted policy to a letter but discussion confirmed we do want this as a policy, so she will review/clean up in policy form that does have fines associated with it and send it out to board members via email for approval.

6. **Manager's report**

- a. Gary updated the board on:

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- i. Nonstop snow removal – group discussed imminent need to address snowpack on roofs for an additional time, despite significant cost; board confirmed we have to remove it – Gary will schedule this in advance
- ii. Gary is still waiting for answers from Tahoe Fence and Black Gold on some of the prior questions related to the tennis court and will continue to follow up
- iii. Gary has some samples for diverters to put on the roof to help with pushing water/melt away from certain areas of the siding (which Kenney will have to address this spring) and will share with the board
- iv. Spas are both up and running; there continue to be some challenges with existing Mammoth Spas servicing and no one else in town available to provide service.

7. Reserve Study Review

- b. Harvey walked the group through the highlights of the reserve study, addressing additional items that should be considered to pay from the reserves, such as water heaters in three public locations on the complex
- c. Harvey and Tom indicated the current company is more aggressive on the reserves than the company used in the past; all agreed via discussion that to increase the funding level as we would like (up to 70% from the current 31% will lead us to increase HOA dues by 10-15% to build both reserve and operating funds

8. Monthly Financial Reviews

- a. No questions on financial reviews; last two months have been reviewed by at least two board members each and were provided this morning by Harvey via email
- b. Harvey proposed a motion to loan up to \$50k from the reserve fund to the operating fund to help cover the excessive snow removal costs in Feb and March; Tom Seconded; board voted unanimously to approve the loan.

9. Executive Session

- a. No topics were held for executive session

10. Review of Action Items

Next meeting set for June 4th at 10 a.m. site walk followed by board meeting at 11 a.m. via zoom

Item	Owner	Status
Review Unit 60 (May) arch review request	Jenna and Ken	In Process
Update the short term rental/occupancy policy	Jenna	In Process
Follow up with Kenney re concerns about new roofs leaking in same-type spots on multiple buildings, 2 years in a row	HSM	Ongoing

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Ask Spa servicers to check chemical dispensers in spa area and confirm proper amount is being used / reduce amount	HSM	Ongoing
Gary will contact Robert re: water heaters	HSM	Not Started
Continue to work on approval and filing of updated HOA documents	Ken (w Tim)	Ongoing
Update doorbell policy and send to board for voting	James	In Process
Maintain CCR updates on agendas going forward until resolved	Jenna	Ongoing
Look at potential assessment increase	All	Not Started
Outline proposed fix and pricing for tennis court plus pickleball incorporation – adding fence options to this due to likely increased damage due to snow	HSM	In Process
Identify an engineer for the review of elevated walkways and platforms	Tom	In Process

11. Adjournment

Meeting adjourned at 6:21 pm

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