

Minutes

Mammoth Creek Board of Directors Meeting

June 4, 2023

11:00 A.M. (Pacific Time) – Board Meeting

Present:

Board Members: Ken, Tom, Jenna, Harvey Absent: James

Mgmt: Cheryl Caton (HSM), Gary Small (HSM)

Owners / Guests: Chris Place

1. **Call to Order** - Meeting called to order at 11:03
2. **Approval of minutes: Jenna moved to approve, Tom seconded – minutes from prior meeting are approved**
3. **Owners Forum –**
 - a. Board discussed the concerns John Thorton sent earlier in the week via email; Jenna will reach back to him via email with responses
4. **CCR and Bylaws Follow-Up**
 - a. Current Status of Doc Filing: Docs have been filed with the city and their approval is on the consent agenda for their June 7th meeting; if meeting ends without approval the documents will go onto their June 12th meeting.
 - b. Adjustment to spending approval limits is still on the table and will require approval of the homeowners. Plan is to get both this item and the requirement for the town to approve our documentation on the table for a vote around the time of the annual meeting.
5. **Review Policy Drafts**
 - a. Doorbell Policy
 - i. Owner concern about color of models does not in fact exclude popular models, and owners can paint pre purchased doorbells
 - ii. Bullet on volume adjustment – ask Jamie to research / adjust the volume segment to confirm whether any of these have adjustable volume, or we will remove this bullet all together
 - b. Occupancy Communication Letter
 - i. Jenna moved to approved, ken seconded, all four board members present moved to approve. 4-0 Policy is approved
 - ii. Jenna to draft warning letters for all violation activity
6. **Manager's report**
 - a. Winter damage review: decks on the 1-12 building currently undergoing repairs; tennis court – estimate in on replacing chain link with netting – for full court would be \$28k to replace, waiting for a

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repair estimate; still waiting on bid for walkway slurry; diverters for the roof areas that are having challenges – will be \$7-800

- b. HSM confirmed board approves scheduling chimney cleaning despite this technically being our 'off' year, since 2022 cleaning was made impossible by early snow on rooves
- c. Gary asked if the board wanted to contribute to the Guillermo thank you – board will discuss in the closed session
- d. Painting on 45-52 building will start tomorrow – Gary requested the invoice for 50% (\$12.5k) and Harvey directed him to send the info directly to Cindy
- e. Following up on Handicapped parking spaces – Due to the fact that our complex has no defined parking places, and no assigned spots, Cheryl confirmed that Handicapped parking is not required to be a % of total parking (see email from Jenna on 6.8.23 with potential contradiction and follow up); board discussed the volume of potential requests for handicapped parking and our commitment to not having assigned parking spots lead us to not outline handicapped parking spaces at this time.
- f. Parking violation stickers – Board confirmed that HSM can move forward with purchase of no parking / parking violation stickers to use instead of the old paper flyer

7. Reserve Study and Extreme Snow Impact on Monthly Assessments

- a. Harvey provided update on reserve study
- b. New company (Associated Reserves) is significantly more aggressive than the past company on having reserves funding
 - i. Direction now is to be 70% funded by 30 years from now
 - ii. Request is to increase HOA fees by possibly 15% this year and another 10% each five years after that (starting 4/1/24)
 - 1. In 2005-8 there were increases of 5-14% in HOA fees each of those years for a total of 43.5% in a 4 year period of time
 - iii. Expenses baked into this study that we would potentially consider special assessments; when we have the next reserve study done in 3 years, we can ask those to be pulled out for one draft so we can see impact of this change
 - iv. Harvey to send the reserve study file he was working on to board members for review
- c. Should we be doing a special assessment to replenish the operating fund? Snow removal costs were over \$141k thru April against a budget of \$44k; special assessment is allowable under any 1 of six conditions without a vote, one of which is unforeseeable circumstances, which this winter certainly was; another option would be increasing the monthly HOA fees by 20% which is max allowed by CC&Rs without putting to a vote –
 - i. Emergency Assessment code from blue book – 5610 - There is a tiered structure for paying ((\$1455 for 1 br, \$1552 for 2 br or 1+ love, \$1770 for the 2+ loft and above); 14/16/24 – 1 br, 2 br, 2+)
 - ii. Open question on whether this can be used if not specifically cited in our CC&R documents

8. Annual Meeting and Call for Nominations Planning

- a. Harvey's recommendation is a flier and reminder that we are doing lunch at noon and meeting at 1 on Sept 16th
- b. Reminder to go out around the 4th of July – HSM will send
- c. Three nominations are due – James, Harvey, and Tom – due by 5 pm Monday July 3rd – Harvey confirmed that he will not be running again.

9. Monthly Financial Reviews

- a. No questions / approved unanimously
- b. Tom is on deck for next three months of financial reviews

10. Executive Session

- a. Board discussed items related to bonus payments

11. Review of Action Items

- a. Tom updated the board that he is sending additional requests to engineering firms for more responses on the walkways and deck study, due to minimal responses with excessively high quotes at this time. Gary will check with some other complexes and see if there is anyone who has found a reasonable quote for this activity.

Item	Owner	Status
Doorbell Policy – Conduct additional research to confirm that there are no volume controls on any video doorbells and remove or amend that bullet accordingly	James	Open
Transient Rental Policy – Draft warning and violation letters for each level of offense	Jenna	Open
Distribute to Board the file with projections for bringing reserves up to recommended level per Associated Reserves recommendation	Harvey	Complete
Send homeowners reminder of Annual meeting times	HSM	Open (targeted for July 4 th weekend)
April – June Financials – Tom is on point for these	Tom	Open

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Identify and contract an engineer for decks and walkways study	Tom	Ongoing
Identify next meeting date, TBD in August	Ken	Open

12. Adjournment

- a. Meeting was adjourned at 1:05

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