

# Minutes

## Mammoth Creek Board of Directors Meeting

August 13, 2023

### Present: Ken, Tom, Harvey, Gary and Cheryl for HSM

#### 1. **Call to Order:**

- Ken called meeting to order at 5:05
- Present: Ken Gilbert, Harvey Place, Tom Waller, James Milnes (5:10), Jenna Glasser, Gary Small and Cheryl Caton for HSM

#### 2. **Approval of minutes**

- Ken moved to approve the minutes from the 6/5/23 meeting; Jenna seconded, the minutes were approved by unanimous voice vote

#### 3. **Nominations for open positions**

- Three positions are coming up: Harvey's, James's and Tom's. Tom and James will be continuing on the board; Harvey is not renewing his position. That leaves one open spot and only one nomination has been received, so Karen Dasso (Owner 46) will be added to the board beginning this fall

#### 4. **Owners Forum**

- No items/ no owners present

#### 5. **CCR and Bylaws Follow-Up**

- The town of mammoth approved the new CC&Rs but hasn't yet sent the approval memo so Ken has not been able to sign them. As a reminder, the new CC&Rs have removed the requirement for the town to approve.
- Following the signing, we will regroup to discuss reducing the 25% of Operating Budget approval and put that to ownership for vote asap

#### 6. **Review Policy Drafts**

- a. **Doorbell Policy** – Jamie will follow up on the questions relating to sound adjustments not being an option; we have confirmed there are multiple products by leading brands that have black video doorbells
- b. **Short term rental policy** – We will announce/provide these two policy updates together in September

#### 7. **Manager's report**

- Cheryl and Gary provided updates to maintenance at the projects as follows:
  - o Slurry: Walkways and cracks slurred, full parking lots will wait until next year;

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- Paint: The 45-52 building was painted along with some touch ups; Front post to office painted; Post to front sign painted; All of the pool posts painted; Not yet started the rails – but did send out an announcement that the painting of rails starts after August 15<sup>th</sup>
- Damage repair: damage to 59, 60, all repairs have been completed; units 29,30 also had small leak and repaired
- Window Cleaning: Notice from Peter Sheldon window cleaner – window cleaning will start October 1 - \$3200 – and there are no other window washers to get a bid from in town; discussion re: liability of having Guillermo and Pablo do that work
- Parking Concerns: No parking in front of sidewalk signs have been posted; Jenna will check with town regarding no ice rink parking signs
- Tennis Court: Another bid received for tennis court – about \$5k less to do only cross bars and try to reuse existing chain link – recommendation of HSM is to wait until next spring given where we are in the tennis season in case it gets beat up again this winter; board agreed.
- Gary provided additional town updates
  - Ice rink supposed to open this fall;
  - The old ice rink will be converted to pickleball courts for the town
  - Some of the tennis courts by the village being refurbished with sports court material; will evaluate whether this is something we should consider at our property

#### **8. EEE Inspection Engineer Discussion**

- Group discussed the proposals for required deck and upper walkway inspection; Ken requested we get an estimate that includes only what is required by the state (aka 15% vs all of upper decks, etc);
  - Subsequent to the meeting, Tom confirmed that the 15% is for apartment buildings; as a condominium complex, we are governed under SB326, which requires a statistically significant, random sample with a 95% confidence level.

#### **9. Monthly Financial Reviews**

- Harvey sent these out April and May financial reviews at the start of the meeting
- The April and May financials are first 2 months of this fiscal year and snow removal, not surprisingly, was a significant issue – team needs to take a look and reply all with any questions. Tom will continue to do financials for June and then schedule will repeat:
  - Ken – July – September
  - Jenna – Oct-Dec
  - James – Jan-March

#### **10. Snow Removal Special Assessment Discussion and Vote**

- The board discussed the proposed special assessment that was introduced in discussion at the last meeting. Board desired to extend payment deliverable date out 3 months to 12/1, assuming request will go out by September 1 – ken proposed the motion to approve, tom seconded, and the assessment was approved as amended by unanimous voice vote
- HOA regular fee increase – group discussed that at the next meeting, and in the annual meeting, the board will need to discuss and implement an increase to regular monthly HOA fees of approximately 15% starting in the next fiscal year, and increasing by 10% every 5 years in order to build up an appropriate reserve as recommended by the reserve study.

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**11. Executive Session**

No executive session was held

**12. Review of Action Items**

Team agreed that the next meeting will be 10 am property walk and meeting on the 16<sup>th</sup> of September, followed by the Annual Homeowner meeting and an afternoon meeting at 3 pm.

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
Call town regarding no parking for ice rink signs for the cul de sac	Jenna	Open
Refer to engineers with additional questions including potential reduction in examination for deck study	Tom	Open
Send special assessment (as updated in this meeting) to Butner for distribution to ownership	Harvey	Completed
Add am meeting and 3 pm meeting to calendar for annual homeowner meeting	Jenna	Open

**13. Adjournment**

Meeting adjourned at 6:10

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