

Minutes

Mammoth Creek Board of Directors Meeting

September 16, 2023
3:00 P.M. (Pacific Time)

Present:

In person: Ken Gilbert, Tom Waller, HSM
Via Zoom: Jenna Glasser, James Milnes, Karen Dasso

1. Call to Order - Meeting called to order at 3:02

2. Approval of minutes from Aug 13th Meeting –

Jenna motioned to approve the minutes from the 8/13 board meeting, Ken seconded, and the meetings were approved unanimously

3. Welcome of new board member / assignment of board positions

The group welcomed Karen Dasso, new member-at-large (via acclamation). Board discussed position assignments; Ken agreed to remain President, Tom will remain VP, Jenna will remain Secretary so James will become Treasurer. **This was subsequently changed and Jenna agreed to become Treasurer and James will be Secretary**

4. Owners Forum

John Thorton, unit 5 owner, came to discuss a repeat leak in his kitchen above the sink, for the 3rd year in a row, and is requesting assistance in (1) getting records regarding the window purchase, specifically for his unit, from the August 14th purchase process, including the installation receipt from Damon/Mammoth Screen and Glass to try to get manufacturer (Milgard) to replace/address damage and (2) preventing additional recurrence of the issue, which may be coming from the above unit. HSM will be checking unit 5 regularly throughout the fall/winter, especially following any heavy precipitation, as well as checking unit above regularly to see if a leak is driving the water down to unit 5.

5. Discussion of EEE –

Board discussed the updated bids for the engineering study required by the state. Tom confirmed that the company will supply their own housing, and that HSM will need to have a team member connected to the actual evaluation process to ensure we follow up their patching with paint.

Board agreed to give the person who recommended the chosen company a \$100 thank you 'bonus,' given the significant savings this is providing. HSM will provide payment and HOA will reimburse.

After discussion of the various bids, Jenna motioned to accept/approve the MSC Bid, Tom seconded the motion, and the bid was approved by 4 votes (1 absent – Karen was not available at this point in the meeting).

6. Emergency Assessment

Board discussed concerns regarding the assessment recently levied due to the snow emergency, as they were raised by Gary Drlik in both email and the annual homeowners meeting. The concern is whether the

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

assessment qualified as “emergency” given timing. Ken will contact Tim and confirm whether there are concerns about the process/approach.

7. June Financials

Ken and Tom confirmed June financials have been reviewed by two members of the board (Harvey and Ken) and there were no discrepancies or concerns.

8. Executive Session

No items were identified in executive session. Noting here only as it was not captured at a different portion of the meeting: Jenna requested funding from the HOA to update/clean up the HOA website given functionality issues and the board agreed.

9. Review of Action Items

Item	Owner	Status
Approve, sign, and return MSC contract for EEE study	Tom	Open
Contact State Farm and Butner to add Karen to appropriate contracts/policies/sites	Ken	Open
Identify a web resource to address issues with HOA Website	Jenna	Open
Provide EEE referrer a \$100 bonus	Gary	Open
Contact Butner regarding any invoice/contract info with either Damon or Milgard regarding window installation	Jenna	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

**Items with an asterix are still open from prior meeting

10. Adjournment

Group tentatively set next meeting for the 15th of October at 5 PM PT

Meeting was adjourned at 4:05 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