**Minutes**

## Mammoth Creek Board of Directors Meeting

## October 15, 2023

**5:00: P.M. (Pacific Time) – Board Meeting**

Present:

Board Members: Ken, Tom, Jenna, James, and Karen

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

Owners / Guests: Doug

#### Call to Order : Meeting called to order at 5:01pm.

#### Approval of minutes: approval of last month minutes were motions by Tom and seconded by Ken, approved by all board members.

#### Owners Forum:

#### Doug, from unit seven was in attendance, and had some questions for the board. He considered the wordage used in the new parking signs a little inappropriate, for example, use of sidewalks were not relevant for where his unit is situated and wanted to know if alternative language could be used. He also had concerns about excess noise.

#### Doug also proposed that we limit the number of renters in each unit by reducing the max currently allowable by two despite the town of mammoth’s rules regarding this. Ken said we could float the idea to members but would probably get a lot of pushback and have strict noise policies in place already and could step up the enforcement of monitoring the noise and talking with the management company. Cheryl noted we do not have enough parking for all the units as it is and parking enforcement could be a solution.

#### **Policy Reviews:**

1. Dog Policy:
	1. Ken asked if there have been any fines for violating the dog policy recently, and Cheryl replied they have had a few previous to Covid, but non since the Covid pandemic that she can remember.
	2. Karen noted that emotional support dogs (ESD) cannot be asked by an HOA if it is an ESD but Jenna suggested that you can ask but only what the dog is trained to do. Cheryl noted ADA requirements gives a good overview on ESD is not a service dog. It is illegal to say you have a service animal if it is just an ESD when renting.
	3. Ken said he will consult with Tim, the lawyer, with regard to clarifying the dog policy and suggested a potential pet deposit by renters as a solution.
2. Doorbell policy: Approved as written by all members.
3. Transient rental policy: This was already approved in last June’s meeting.
4. Parking policy:
	1. Jamie noted that “duration of stay“ was not needed as previously discussed by board members so line was omitted by Ken.
	2. Jenna raised the issue whether priority could be given to owners with parking because of problems with parking during busy times.
	3. Jamie suggested having a max of two parking passes per unit and if a third parking pass is needed by renters then to request one in a designated zone.
	4. Karen suggested surveying members with some of these issues using something like survey monkey and Jenna agreed to research options.
	5. All agreed to continue with the current policy for now while these issues are being clarified.
5. Warning, letters: Ken advised that Buetner said they published an annual review of policies, so the board does not need to take action with warning letters.
6. The Mammoth Creek architectural review was updated on July 11 and clarifies some of the dos and don’ts but will get a quick review before board approval.

#### **Manager’s Report:**

1. Cheryl: Pete, who did the resurfacing of the pool and spa, had recommended scrubbing problem stains with a solution product, which seems to be helping. Next year he will come and inspect to review the progress. The stains are more on the hot tubs and the pool seems to be fine.
2. Painting has been completed for the stairs and rails for units 1–28.
3. Fire extinguishers have been approved in units during the inspection.
4. Tom has been dealing with the decking inspector. The inspectors only need one night provided by the HOA and Tom suggested it should not be a board members unit, which Cheryl stated she would find an appropriate solution. The engineers plan on coming November 24- 29th after Thanksgiving.
5. The snow blowers will go into service in two weeks.
6. The pool has been shut for winter and the barrier is up. Sprinklers are shut off.

#### Monthly Financial Reviews:

1. Ken has not received an end of month report from Britani yet, so will wait until December to do the financial reviews.
2. Jenna is meeting with Harvey to discuss transfers of duties for treasurer.

#### Executive Session – Executive session was not needed.

#### 8. Review of Action Items

1. Jenna noted a pillar near her walkway hasn’t been fixed yet, but Cheryl consulted and stated it should be done before end of year.
2. Cheryl will be looking into reviewing the parking signs to amend the language.
3. Ken stated according to Tim, the lawyer, that we have a good legal standing with the emergency assessment and we should proceed for now and see what feedback we get.
4. Jenna will look into survey options for HOA members, possibly including question regarding limiting short-term renters in units contrary to existing town rules.

#### 9. Adjournment: Meeting was adjourned at 6:12 PM. Next meeting is set for December 10 at 5 PM.