

# Meeting Minutes

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## Mammoth Creek Board of Directors Meeting

December 10, 2023

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

Present:

Board Members: Ken, Tom, Jenna, James (absent), and Karen (absent)

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

Owners / Guests: None.

1. **Call to Order:** Meeting called to order at 5:03pm.
2. **Approval of minutes:** approval of last monthly minutes were motioned by Tom and seconded by Ken, approved by all board members.
3. **Owners Forum:**

Tom (speaking as owner representative for unit 1) raised that unit above them stacking wood in a manner out of compliance with multiple association rules, including having too much wood on the deck, using plywood to reinforce the stacking, and using the wrong tarping, causing concerns regarding both safety and aesthetics. HSM responded that the unit owner had been spoken to about and acknowledged the issue and was doing his best to get wood levels to normal by using it asap and get tarp properly installed. Board requested HSM have unit occupant immediately reduce wood load on deck to one cord or less, install proper tarps and remove plywood.
4. **Policy Discussions**
  - a. **Unit Rental Occupancy Limit:**
    - i. Will wait on survey monkey to help make a decision regarding this.
  - b. **Parking policy:**
    - i. Parking maximum: Possible survey for having a max of two parking passes per unit across the board. Ken was concerned that this would create significant push back.
  - c. **Deck loading reminder:**
    - i. Due to the multiple incidents of decks being overloaded with wood, Ken suggested a reminder to all owners should be sent with regards to safety and general aesthetics of the complex.
5. **Manager's Report:**
  - a. Repair to post near unit 39; Lat month's minutes reported that Mike from siding company thought it was fine. However, they said spring or early summer. They are aware of it and it will be investigated. Notes need to be corrected.
  - b. Spa: Aqua creations gave Cheryl the correct Acid wash repair and all darkening issues seem to have gone away. The dark issues come from copper in the water in this area so could be expected as a recurring problem.
  - c. Bushes have been cut back by the creek.
  - d. Blowers are ready to go. Have been serviced.

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- e. Cheryl needs a new refrigerator. The model is from 1999 so she figured would not be worth repairing. Cheryl agreed to a repair person to come and get an estimate.
- f. Gary: Inspector came out and was overall very impressed with the shape of everything at the complex. The report has not been issued yet but seems like everything should be positive.
- g. Roof diverters by (Kenny roofing?) have been put up so the leaks that occurred by Units 59 & 60 and 29 & 30. Have been addressed. Jenna: if new roofing had been put up why was this not put on the installers? Gary did not think it was the roofing company's fault; more due to the location of those units, sun exposure, and ice build up etc. Jenna: she thought one of those roofs had leaked during prior winter so that was why roofing had been re-roofed so was curious why that happens. Ken: let's wait one more year even though he is concerned that roof is still leaking.
- h. Tennis court repair is still being considered. Maybe wait to spend \$12,000? Maybe get the installers out here again and review after the winter. Ken: We do have a budget item for doing some work on the tennis court coming up.
- i. Gary mentioned that a new company took over the general liability insurance last year.
- j. Water heaters on complex were looked at. Might be worth putting something in budget for next year to replace one that is really old. Estimate would be \$2,500.

#### **6. Annual Budget Review (Jenna):**

- a. 15% increase added for increase in HOA dues.
- b. Increase in insurance 5% - assuming increase, will call State Farm.
- c. Increase in legal fees 5%.
- d. Increase in office supplies 15%.
- e. Engineering study: finances come out of reserves so will not be included as a budget item.
- f. Increased snow removal budget 10%.
- g. Cheryl: Robert Anderson did some repairs to toilet and shower handle broke. Painting to the bathroom was not originally done correctly previously; budget has been approved but has not been done yet. Board members advised that Cheryl get someone to check safety of all of her appliances. Countertops made of Formica have some burn marks that are being looked at. Ken: Reserve money is available for these repairs.
- h. Tennis court: Estimate of \$15,000, which includes re-asphalting and fencing. Cheryl: There is a crack that needs be repairing. Wind screen does not need replacing. Just the fence needs to be repaired.
- i. Sliding doors and windows item: Included as a repair item for future.
- j. Total Budget leaves around \$103,000 that can be placed in reserves.
- k. Early February meeting needed to review budget.

#### **7. Executive Session**

#### **8. Review of Action Items**

- a. Ken has asked Butner if everyone has paid special assessment but has not heard back yet - they were due December 1st.
- b. Jenna will look into survey options for HOA members, possibly including question regarding limiting

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short-term renters in units contrary to existing town rules.

**9. Adjournment:** Meeting was adjourned at 6:30 PM. Next meeting is set for February 10 at 5 PM.

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