

Meeting Minutes

Mammoth Creek Board of Directors Meeting

February 24, 2024

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: Keren (Caraval??) (Unit 40) joined later in the meeting.

1. **Call to Order:** Meeting called to order at 5:05pm.
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:**
No owner's forum.
4. **Policy Discussions**
 - a. **Unit Rental Occupancy Limit:**
 - i. James questioned the current need for an owner survey on reducing the rental occupancy totals. The board discussed and agreed the survey could be held until additional concerns were raised by owners
5. **Manager's Report**

Cheryl updated the board on property status

 - a. A new sensor has been installed in the sauna which was not covered under warranty. The hot-tubs and sauna are now fully operational.
 - b.
 - a. Ken asked for updates on spa use during the expanded hours (12-3 pm). Cheryl confirmed that almost no members used the spa during those hours. The board discussed and agreed to reinstate the previous hours of operation to open the spa at 3pm to reduce costs.
 - c. Tennis court repairs: Cheryl reminded the board we need to address the updates to the tennis court that we put off last year due to extended winter, and that the fence estimate was still valid. Ken suggested looking into painting pickle ball lines on the tennis courts during the re-marking. Painting versus resurfacing costs need to be compared.
 - d. New heat exchangers are needed for the pool. The part has been ordered but has not arrived yet.
 - e. Cheryl received the bid for this summer's building painting (building 53-60)
Tom requested HSM review the engineering study we received to identify what work can reasonably be done by HSM to help contain costs. In addition, HSM assistance was requested in obtaining quotes for all recommended work.

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

6. Annual Budget Review (Jenna):

- a. Budget motioned for approval by Jenna, seconded by Ken. All members present voted to approve budget for 2024. Jenna to send to Butner for delivery to owners; Ken to add the annual note.

7. Monthly Financial Review:

- a. No outstanding concerns on monthly financials; one owner has not paid special assessment.

8. Executive Session:

- a. Not needed.

8. Review of Action Items

- a. Jenna to send approved budget to Butner (Completed)
Ken to provide annual letter (Completed)
 - b. Tom to review engineering study again to identify prioritization of work
 - c. HSM to review engineering study to identify what work can be done by HSm staff
- HSM to provide updated / confirmed pricing for court resurfacing options for tennis courtl

9. Adjournment: Meeting was adjourned at 5:47 PM.