

Minutes

Mammoth Creek Board of Directors Meeting

July 9, 2024 (Tuesday)

6:00 P.M. (Pacific Time)

Present – all board members (via Zoom), HSM (Gary and Cheryl) Gary Drlik and Dave McNamara

1. *Call to Order*

- Ken called the meeting to order at 6:02

2. *Approval of minutes from last meeting*

- Request was made to include first and last name of participants going forward
- Tom Waller moved to approve the minutes, Jenna Glasser seconded the motion; minutes were passed unanimously

3. *Discussion of Heat Pump Master Plan*

- Board discussed the request to install a heat pump and what degree of oversight the board should have given we would likely get additional similar requests; discussion landed on this is considered restricted individual use per our CCRs.
 - As such, the board can create a policy that does not need to be voted on by the home ownership
 - If we were to push multiple units to one location, this would no longer be considered restricted common space so maintenance may be responsibility of HOA
- Based on extensive research of Mr. McNamera, board discussed specifics of items such as noise, condensation, wall vs deck mounting, visibility, piping, etc
- Determinations were as followed:
 - Likely best use is mounting on wall to keep deck floor clear of debris and ascertain ease of snow maintenance in winter; one concern noted is reduced storage for wood on the deck based on location of unit; lower level units may wish to mount higher on wall for this reason.
 - Maintenance of deck, wood, and snow around unit is owner responsibility
 - If units are to be mounted directly on deck, Association would have to look at replacing deck prior to mount given potential age/weakness of some decks. This needs to be kept in consideration during follow up of engineering study recently completed.
 - Piping cover must be masked to look like the exterior wall (aka painted or covered in similar siding) to maintain cohesive look of building exterior
 - Risks of coolant leak were noted to be low and would be managed like any owner leak, where individual's owner insurance would be responsible for covering this.
 - Gary Drlik asked about power needs of unit and whether these were in alignment with what is already available in the unit; Dave confirmed this is less than other heaters already in the units.

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

4. *Executive Session*

- An executive session was held to discuss management contracts, CC&R violations, and replacing retired legal representation.

5. *Adjournment*

- Next meeting is to be held on Wednesday, August 7th at 6 PM
- Meeting was adjourned at 7:20.