

# Meeting Minutes

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## Mammoth Creek Board of Directors Meeting

May 12<sup>th</sup>, 2024

6:00: P.M. (Pacific Time) – Board Meeting

Present:

Board Members: Ken, Jenna, and James.

Mgmt: Cheryl Caton (HSM)

Owners / Guests: Daniel and Karen, guests of Cheryl.

1. **Call to Order:** Meeting called to order at 6:02pm.
2. **Approval of minutes:** Ken: Minutes need to be reviewed at a later date.
3. **Owners Forum:**
  - No owners were present to raise issues
4. **Business Discussions**
  - a. Board discussed current bid to resurfact the tennis court, which came in at \$25k and is not budgeted. There is an expectation that another bid will come in this week from a company currently doing work at Snowcreek. Cheryl confirmed we will not be able to continue patching vs resurfacting for too much longer
    - a. Board discussed the potential addition of pickle ball court lines. James mentioned we could add marks to make it easy for players to place temporary pickleball lines. The group discussed buying a temporary/ removable pickleball net and court markings and agreed to take this approach. Ken will research and send links to Cheryl/HSM for purchase.
  - b. All agreed to move forward with the repairs on the tennis court fencing/posts, as these were deferred from last year.
  - c. Board discussed actions to be taken on homeowners significantly in arrears on HOA dues / late fees. Ken confirmed he is trying to contact both homeowner and Butner regarding next steps.
  - d. Heat Pumps: Group discussed the request by one owner to install a heat pump, and agreed we need to evaluate this on a complex-level, not just one owner. The owner requesting installation has provided significant information on installation, noise levels, etc, but it's the board responsibility to think about 61 of these, vs. just one. Will discuss additional actions for board to take based on research provided by owner.
  - e. James raised the issue of building insurance and the current issues with insurance companies dropping clients. Jenna assured that the insurance policy was in no danger of being canceled by our current provider this year.

## 5. Manager's Report

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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

*Cheryl updated the board on property status*

- a. Repairs to balcony handrails 5-6 and 9-11 and 2 big posts at units 39 and 52 need to be done still. Waiting for a bid.
  - b. Painting starts in two weeks' time.
  - c. There continues to be very bad ground erosion behind units 1-12. Pylons are showing. Ken suggested calculating an estimate for how much rock is needed to cover the erosion. It could also be part of the xeriscaping budget set aside already. More action is needed.
  - d. Cheryl: Black Gold already did the front and east parking lot but have not yet done the west lot. She has requested forcefully for this to be done by mid June.
  - e. Sprinklers are now up and running.
  - f. Cheryl raised the discussion of the HSM contract renewal, given changing of staff. After discussion, Board reconfirmed that our existing contract is with HSM, regardless of which individuals work there, and agreed it needs to be reviewed / updated, and we will look at this starting in September.
- f

#### **6. Monthly Financial Review:**

- a. No outstanding concerns on monthly financials; all special assessments have been paid.

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

An executive session was conducted

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

- a. Review bids for tennis court resurfacing.
- b. Update on Pickle ball court markings and equipment. Discuss noise restrictions and allowed times to reduce noise impact.
- c. Heat Exchangers: Review findings on noise, size and aesthetics for heat exchangers and discuss sending to HOA members for a vote.
- d. Review repair work including posts, handrails and painting of units.
- e. Review plans for coverage of ground erosion behind units 1-12.
- f. Review west parking lot repair work.
- g. Update on any owner arrears outstanding.

#### **9. Adjournment:** Meeting was adjourned at 7:24 PM.

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