

Minutes

Mammoth Creek Board of Directors Meeting

August 7th, 2024

6:00 P.M. (Pacific Time)

Join Zoom Meeting

<https://us02web.zoom.us/j/4883518653?pwd=ZktKZXZ3Y0U0L3FYOFVSVjB4TE94QT09>

Present:

All board members were present – Ken Gilbert, Tom Waller, Dave McNamara, Jenna Glasser, James Milnes

High Sierra Management – Gary and Cheryl

Homeowners: Keren Shane

1. Call to Order - meeting called to order at 6:03

2. Approval of minutes

- a. Ken motioned to approve, Jenna seconded, and the minutes were approved by voice vote

3. New Board Member

- a. Ken welcomed Dave McNamara, who has agreed to fill the member-at-large position left open by Karen Dasso's vacancy earlier this year.

4. Policy Discussion

- a. Heat Pump Policy Draft – members discussed the draft policy of the heat pump policy and agreed that final say would come from architectural review committee, since all installation requests would go through that team. Draft with minimal grammatical changes was approved by a 3-0 vote, with Dave abstaining as he is a possible beneficiary of the policy.

5. Owners Forum

- a. Ken, as a homeowner, inquired how heavily BBQs get used and whether we need to add one. After discussion, the group decided this was not required at this time
- b. Keren commented on appreciation for the tennis court and wanted to ensure its ongoing availability.

6. Financial Review

- a. Monthly Financials – Jenna reviewed the monthly financials, and indicated that, with exception of some homeowners still adjusting to paying increased fees, we are in decent financial shape and will begin to add more to our reserves. There are some expenses that were increased following budgeting that will moderately reduce that expected amount.
- b. Insurance Audit – Annual Worker's comp insurance audit increased insurance prices by almost 200% in areas and for the coming year
 - i. This is an annual audit and we do occasionally see reversals

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

- ii. The issue is caused either by us using workers with no coverage, or by not having proof of their coverage. HSM confirmed that these are not the situation
- iii. Butner has gotten the audit reopened, and is in the process of collecting the proof of insurance from all vendors, which should lead to a reversal of charges.

7. Manager's report

- a. Cheryl mentioned she has been sending a monthly report – no one on the board had seen it so Cheryl will send it out again
- b. Property Updates:
 - i. Creek has gotten cleaned out this past month and trimmed surrounding foliage
 - ii. Sprinkler heads fixed
 - iii. Unit 54 deck fixed
 - iv. Unit 58 deck rebuilt – taking 72 hours. Board requested that jobs expected to take a significant amount of extra time be estimated and shared with the board. Jenna requested it for budgeting purposes; Tom mentioned we need to go back to the engineering study and incorporate the updates required there
- c. Future work: Quote for two posts came in at \$8k. Board requested additional quotes if possible and agreed this work needs to be completed.

8. Annual Lunch Planning

- a. Sept 14 at 1 pm with lunch preceding. Property walk at 9 a.m. Afternoon board meeting at 4 pm [this has subsequently been changed to an am meeting as no new board members need to be added]
- b. Gary and Cheryl will send out standard meeting notice and coordinate food etc

9. Executive Session:

- a. Meeting moved into executive session at 6:47 to discuss unauthorized pet in unit 47.

10. Review of Action Items

- a. Worker's comp coverage and insurance audit to be reviewed.
- b. Monthly financials to be reviewed for April, May, June.
- c. Manager's reports to be sent out and reviewed.

11. Adjournment – meeting was adjourned at 6:50 P.M.