

# Mammoth Creek Homeowners' Annual Meeting Minutes

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September 14th, 2024  
1 P.M. – Poolside Homeowner's Meeting

## Present:

**Members of the Board:** Ken Gilbert, Tom Waller, Jenna Glasser, Dave McNamara, James Milnes (via phone)

**HSM:** Cheryl Caton and Gary Small

**Homeowners:** Gary and Sue Drlik (Unit 53), Lynne Saito and S. Udizono (Unit 45), John and Jeanette Beltran (Unit 27), Bob and Grace Brunser (Unit 24), Jake and Jill Johnson (Unit 5), Lesley Bruns (Unit 21), Jim Gingrich (Unit 28), Bridget Waller (Unit 1), Gabe Green and Beverly Lu (Unit 18), MB Richardson (Unit 9), Chris Place (via Phone, Unit 26)

### **1. Call to Order**

Ken Gilbert called the meeting to order at 1:03 PM

### **2. Introductions of Current and New Board Members**

Ken introduced our new member-at-large, Dave McNamara.

### **3. Approval of September 16, 2023 Homeowners' Meeting Minutes**

The minutes of last year's meeting were approved by motion and voice vote.

### **4. President's Report – Ken Gilbert**

Ken provided an update on the status of the project and ongoing work to maintain and improve resiliency, including upcoming work as a result of the engineering study, and our work to rebuild our reserves.

### **5. Treasurer's Report – Jenna Glasser**

Jenna provided an update on our financial status, including expected and unexpected maintenance , and our efforts to increase our reserves using our increased HOA dues.

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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

## **6. Manager's Report – High Sierra Management**

Cheryl provided an update on the work HSM has been doing to repair/maintain the property, esp cleaning up and restoring weather-battered decks/porch railings, the brush from the creek, and gave credit to Guillermo and team for their excellent work.

## **7. Owner's Forum**

- Someone asked about the structural study; Tom updated homeowners about the results of the study and actions we are taking to plan / execute items needing repair
- Jeannette – Unit #27 – asked about items relating to rentals in the city of mammoth and the additional property fees and proposed TOT increase and Gary talked through what he's aware of based on local discussions
- Bob Bucknell asked about the Snowcreek development and Jenna provided update based on recent town council meeting and recommended interested parties go to the town website to look at the specifics of the plan
- Jeanette asked about the creek being damned up and Cheryl responded that some visitors had placed rocks across the creek to create a soaking pool, and that Guillermo and team had tried to disperse them but would re-visit additional need.
- Someone asked about the heat pump policy and Dave provided update on the policy being worked on by the board and the general components of it.
- Someone asked about the dumpsters being left unlatched and the parties discussed whether we could add additional signage reminding people to close the bins, as well as potentially adding a link to the latch on the Easternmost bin, as it's tight and hard to link if bin isn't fully pulled down.
- Prior to closure, Ken reminded everyone to take a look at the CC&Rs and By Laws because we know we have an amendment that has to be made, and we want input from people on any additional changes they would like to propose while we are at it. if we need more, let's do them now – so please read them and propose changes as you would like to see them

## **8. Next Annual Meeting Determination**

## **9. Adjournment**

Ken adjourned the meeting at 1:43