

Minutes

Mammoth Creek Board of Directors Meeting

September 14th, 2024
10:00 A.M. (Pacific Time)

1. *Call to Order*

Ken called the meeting to order at 10:07 a.m.

2. *Approval of minutes*

Minutes from the last meeting were approved via email prior to posting

3. *Owners Forum*

The owners of Unit 1 send a letter regarding wood storage on the Unit 2 deck from prior winter. Board discussed and confirmed with HSM this will not be repeated and will be closely watched going into the current winter. In addition, HSM will send a reminder email regarding the half-cord limit on wood storage.

Unit 41 had contacted the board requesting to install a dryer vent to the outside; board agreed that this is fine and will confirm as long as its in alignment with the code and the style of the unit

4. *Financial Review*

Only update related to financials is that the insurance audit has been reopened and we expect to receive reductions / refunds in that

Discussion regarding budget for current year and ensuring it is incorporating ongoing increases to multiple charge areas

Ken will move the additional \$100k into some sort of CD to make sure it's earning interest – and have the timing alternate by six months expiration with existing CD so funds are always available if needed for a significant expense.

Jenna confirmed she will schedule financial review on zoom and record it so there is access to everyone trying to learn / remember how to do financial reviews

5. *Manager's report*

There was a brief discussion of items identified during the walk through

Reminder: tennis courts will not get fixed this year; pool railing / handles in deep end were fixed this week

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. Update on EEE walk through and morning walk through

Tom updated the board on the walk through conducted prior day watching the EEE study items so we can plan to address them. Focus was on anything that MUST be done now vs spaced out 5, 10 years, and anything that can be conducted in house vs needing to be contracted out.

A plan will be put together and reviewed with HSM to see what we can get done prior to winter

As part of this walk through, had discussion about cost to run electricity to shed and potential expand square footage to save time spent moving items around due to lack of space; HSM will evaluate expenses and report back.

7. Executive Session

Team held executive session to discuss issues with renters who have pets

8. Review of Action Items

JG follow up with butner regarding CC for \$100k

Ken – follow up with Unit whatever owner regarding meeting about rentals and pets

JG give Natalie Dave's email for inclusion in board emails

9. Adjournment

Meeting was adjourned at ???