

# Meeting Minutes

Mammoth Creek Board of Directors Meeting

Nov 17<sup>th</sup>, 2024

5:00 P.M. (Pacific Time) – Board Meeting

Present:

Board Members: Ken Gilbert, Jenna Glasser, Tom Waller, James Milnes and David MacBadger.

Mgmt: Cheryl Caton and Gary Smalls (HSM).

1. **Call to Order:** Meeting called to order at 5:03pm.
2. **Approval of Minutes:** Minutes motioned for approval by Ken which were approved by all members present.
3. **Owner Rental Policy Review:**
  - a) It was agreed that we need to survey all home owners regarding either an approval of existing CC&R's or a change to the existing CC&R's with regards to home owner rentals and pet/animal policies.
  - b) The existing issue with the owners with regards to their long-term lease to renters who own a pet is still unresolved. Their lawyers are arguing for a refund of the fines paid by the owners so far for code violations. This has not been refunded by the board. All agreed that the best place to start would be an email where each home owner gets to vote on the issue.
  - c) Dave agreed to send out the questionnaire draft again for the board to review before sending out for all HOA members to submit their vote.
4. **Outstanding Fees:**
  - a) All owners have paid off their balances with the exception of one who owes \$10 which Jenna will zero out.
  - b) One family is significantly behind. Ken has made multiple attempts to contact them without success and the next action will be to put on our property since the late fees are adding up.
5. **Financial Review:**
  - a) July financial review is complete.
  - b) August and September still behind schedule since Butner & Butner have been busy.
  - c) Budgeting: trending over on some of the utilities, insurance, maintenance for example spa.
  - d) We are getting \$9000 back from the insurance audit.

- e) Tennis court potentially need resurfacing. Jen suggested to get trending figures from Butner & Butner.
  - f) Also need to budget for potential work due to the engineering report that was completed.
- 6. Owner's Forum:**
- a) Dave stated that he has still waiting on the heat pump permit.
- 7. Manager's Report:**
- a) Southern California Edison looked at power supply to the shed. Apparently looks plausible. If the HOA completes the trench that needs digging, they do all the additional work to get it hot at the panel for no charge. This includes laying the cables in the trench. The panel will include a separate meter.
  - b) Trees on the north side of the building have been taken care of.
- 8. Executive Session:**
- a. Executive session was held with all board members present.
- 9. Review of Action Items:**
- a. Survey draft to be completed and sent for board approval by Dave.
  - b. Outstanding owner fee collection by Ken.
  - c. Outstanding financial reviews by Butner and Butner to be followed up by Jen.
  - d. HSM contract review.

Meeting was adjourned at 5:52pm.

Next meeting will be January 12, 2025 at 5 PM