

# Mammoth Creek BOD Meeting Summary

Feb 12th, 2025

5pm (Pacific Time) - Board Meeting

**Key Attendees:** Ken Gilbert, Karen (owner), Cheryl, Dave McNamara, Jenna Glasser, and Tom Waller.

**Call to Order:** The meeting began with a discussion of the agenda items.

**Approval of Minutes:** There were no minutes to approve, as the ones from January had not yet been reviewed. Ken suggested postponing their review to the next meeting.

**Owner's Forum and Homeowner Concerns:** Karen, an online attendee, inquired about potential assessments or an increase in HOA monthly dues. It was acknowledged that this was part of the day's discussion and that an increase in assessments was possible due to rising costs and the HOA being "about 30 grand in the hole."

**Policy Review:** The initial policy review was brief, with the focus shifting quickly to action items.

**Manager's Report (Cheryl):** Cheryl provided several updates:

- **Fireplace Sweeping:** Angelo's Fireplace is scheduled for May, addressing a need after approximately two years.
- **Black Gold:** Black Gold is on schedule and will begin work in about a month.
- **Spa Service:** Cheryl met with Danny, a former employee of Spa Creations, whose prices are "much lower" and who offers one-time-a-week service. He may be able to take over in early summer. Man-A-Spa was contacted for a two-day-a-week bid as of March 1st but had not yet responded.
- **Pool Chemical Feeders:** New autonomous chemical feeders are scheduled for installation next Tuesday and Wednesday. This system is expected to automate most of the pool process and help reduce costs by "several thousand" dollars.
- **Trash Company:** The HOA will revert to a previous arrangement with the trash company, eliminating the center trash can for six months of the year (March, April, May, September, October, November). This change will save the HOA \$3,000 annually, as each can costs \$500 per month. Recycling is handled by a separate, required company.
- **Electricity Bill:** Cindy from Butner believes the electricity bill for Cheryl's unit and the office is "really high," suggesting a review.

**Budget Review:** The HOA is currently facing a \$19,000 deficit, down from an initial \$30,000 "in the hole." The overall budget is around \$425,000. The reserve account is "really low" and the goal is to increase it by \$145,000 per year. The operating account needs to be balanced to avoid borrowing from the reserve account.

Key areas of discussion for cost reduction included:

- **Labor:** Reducing total man-hours from 3700 (last year) to a goal of 3000, which aligns with historical averages.
  - **Hand Watering:** Eliminating hand watering by external contractors (167 hours last year) and having HSM staff (Cheryl, Gary, Christy) perform it instead. Guillermo will no longer be hand watering.
- **Siding Replacement:** This has been a placeholder in the budget, and \$5,000 could potentially be reallocated, leaving a few thousand for ad-hoc needs.
- **Window and Door Replacements:** This budget item, which also covers screens, is

currently \$2,000.

- **Tree and Grass Removal:** Potentially reducing this budget line item to \$4,000 could help achieve a zero deficit. "Zero Escape" landscaping was suggested to reduce maintenance.
- **Painting:** The painting budget for the current year was removed from the operating budget, as it's considered a reserve fund item.
- **Tennis Court Resurfacing:** This is needed but costs more than \$15,000, so it's currently being held off on.
- **Water Costs:** There's a question whether high water costs are due to extensive watering, with hopes that reduced hand watering will lead to lower water usage.
- **Pool and Spa Costs:** Reducing pool service to once a week with a new company (potentially \$1,000/month instead of Man-A-Spa's \$1,500/month) could save \$6,000 annually. The combined total for pool and grounds has been increasing.
- **Snow Removal:** Typically costs about \$40,000 per year.

**Homeowner Survey Results (Dave):** Dave presented the results from a homeowner survey, with 43 responses out of 60 units:

- **Budget Increase:** 65% supported increasing the budget by 10% instead of 25%.
- **Pets:**
  - 72% supported allowing close personal guests and long-term renters to have pets.
  - 72% were overwhelmingly against allowing short-term renters to have pets.
  - 83% believed long-term renters should be required to list pets in their lease.
- **Community Internet:** 78% were in favor of a community internet solution.
- The survey will remain open for another week, though few additional responses are expected. There were no bounced emails, though one mailbox was full. The numbers are considered a "landslide" for the pet policy given the percentages.

**Review of Actionable Items Agreed and Who is Responsible:**

- **Budget & Savings:**
  - Continue to look for areas to cut costs, specifically focusing on labor, trash removal, and electricity.
  - Reduce hand-watering by outside contractors to zero; HSM staff (Cheryl, Gary, Christy) will handle it instead to save costs.
  - Re-evaluate the electricity bill, as Cindy (Butner) thinks it's "really high" for Cheryl's unit and the office.
  - Investigate if water costs are high due to previous extensive watering, and monitor water usage with reduced hand watering.
  - Confirm with Cindy (Butner) if it's acceptable to go out with a negative budget.
  - Consider reducing the tree and grass removal budget to \$4,000 to reach a zero deficit.
  - Explore reducing pool service to once a week and clarify the cost split between the new pool company and HSM.
  - Reallocate funds from the siding replacement placeholder.
  - The HOA crew (Guillermo, Pablo, Alfredo) will concentrate more on building maintenance, specifically addressing at least three deck railings that need complete replacement, as this is the "most economical way to do it."
  - Managers are to take pictures of necessary building repairs (e.g., unit 58) to provide evidence to the board.
- **Pet Policy (CC&Rs):**
  - Begin formulating CC&R changes to allow pets for close family guests and long-term renters, and to explicitly prohibit them for short-term renters.

- Consult with the lawyer to ensure correct wording for CC&R amendments.
- Maintain a consistent pet rule (two pets) across the board for all allowed categories (owners, long-term renters, personal guests) to avoid legal issues.
- Managers should focus on enforcing nuisance rules (e.g., leash laws, picking up after pets, barking) rather than outright pet ownership prohibitions, as CC&R changes will take time to implement and enforce (estimated three to six months).
- Send out another email to homeowners to inform them of the intention to change the CC&Rs and encourage voting, potentially by assigning HOA members to personally contact homeowners.
- **Other Operations:**
  - Review and approve the minutes from the last meeting, which were postponed.
  - Follow up with the cable company regarding the community internet offer to see if it's still valid for 60 units.
  - Continue to hold off on tennis court resurfacing due to high cost (more than \$15,000).
  - Evaluate the building due for painting in the spring to see if it's weathered enough to warrant drawing from the reserve fund.

**Adjournment:** Meeting was adjourned at 6pm. Next meeting TBD.

Please note, the above summary document was created using AI from a voice recording of the meeting. To verify any information, a recording is available on request for your review.