

## **Mammoth Creek Condos Annual HOA Meeting**

Date: September 13th, 2025

Format: Virtual (Zoom)

Total Attendance: Approximately 25 homeowners online:

Just #99, Gingrich #28, Benavides #59, Brunset #24, Orlick #53, Gilder #52, Nelson #08, Shobba #?, Honjio #58, Russa #60, Hieshima #38, Klotz #25, Welt #37, Delfante #07, Sara #23, Leanette #27, Harris #16, Waller #01, Carvajal #40, Nelson, Natland #30, Gingrich #23.

### **1. Call to Order and Welcome**

Ken Gilbert, HOA President, opened the meeting and welcomed homeowners to the annual meeting. He thanked HSM Management for maintaining the property and noted that the session was held virtually due to weather and smoke concerns.

Board members present included:

- Ken Gilbert – President
- Dave McNamara – Board Member
- Jenna Glasser – Treasurer
- James Milnes - Secretary
- Tom Waller – Board Member

A vacancy remains for a “Member-at-Large” position. Homeowners were invited to volunteer for a two-year term.

### **2. Approval of Previous Minutes**

Ken confirmed that last year’s minutes were available on the HOA website. A vote was held by show of hands, and the minutes were approved by majority (approx. 20 members).

### **3. Policy Review and CC&R Updates**

Ken reported two pending amendments to the HOA CC&Rs:

- Pet Policy: Overwhelming support from owners to allow guests to have pets, if permitted by the unit owner. This will require a formal vote.
- Budget Authority Correction: Correction to limit the Board’s discretionary authority from 25% of the operating budget back to the original 5–10% cap.

Both items will go to a formal homeowner vote, requiring 31 approvals to pass.

### **4. President’s Report (Ken Gilbert)**

The HOA continues to maintain strong community standards and appearance. An anticipated 3–5% HOA assessment increase is expected next year due to rising utilities and insurance costs.

Optimum Cable/Internet transition caused initial confusion; Ken now has a direct contact number for service issues. All 60 units were switched to bulk billing (300 Mbps internet base tier). Additional cable or higher-speed internet remains optional at owner cost.

## **5. Treasurer's Report (Jenna Glasser)**

The HOA remains financially healthy but faces rising insurance (+64%) and utility costs (+40%). HOA reserve balance is approximately \$500,000, with a goal of \$900,000 for full funding (per state recommendation). A reserve recovery plan aims for 8–10 years to reach a 78% funding target. Some funds are placed in 6–12 month CDs to generate interest. A modest dues increase may be implemented in the next fiscal year. HSM received commendation for identifying cost-saving opportunities, and staff member Pablo received a raise.

## **6. Manager's Report (HSM Management)**

Presented by Cheryl, Daniel, and Chrissy (HSM team)

Personnel Updates:

- Gary retired and was succeeded by Daniel, Chrissy, Ryan, and Cheryl.

Maintenance & Projects Completed:

- Tennis court crack repairs (positive feedback from residents)
- Pump system repairs and varnishing of pool and monument posts
- Replacement of three irrigation controllers
- Sanding/staining of four decks, with six more planned
- Rebuilds planned for two structurally weak decks
- Painting of pool building and buildings 25–28
- Chimney sweeps, asphalt patching, window cleaning, and mouse mitigation
- Tree trimming and erosion control work with new rock fill

Future Projects: sprinkler blowouts, fire extinguisher servicing, tree removal, and roof diverter extensions.

## **7. Homeowner Forum and Concerns**

Homeowners discussed deck and railing maintenance schedules, slider door draft issues, and overabundance of signage. Board agreed that signage efforts may have reached saturation and will review placement policy. Residents commended the property's condition and the board's responsiveness.

## **8. Budget and Assessments Review**

The Board anticipates a small HOA assessment increase (approximately 3–5%) to cover inflationary pressure from utilities and insurance. The replacement fund remains below target and will continue to be gradually increased over coming years.

## **9. Review of Actionable Items and Responsibilities**

- Finalize CC&R updates and prepare official homeowner vote (Ken & Board)
- Maintain reserve recovery schedule and update funding projections (Jenna)
- Oversee completion of ongoing deck repairs and infrastructure maintenance (HSM)
- Continue improving Optimum service communication and homeowner support (Ken & Jenna)
- Encourage homeowner engagement for vacant Member-at-Large position (All)

## **10. Adjournment**

Ken Gilbert thanked attendees for their time and input. The next annual meeting is tentatively scheduled for September 12, 2026, with hopes for an in-person format. Meeting adjourned.