Minutes - August 2, 2026

Mammoth Creek Board of Directors Meeting

August 2, 2026 - 5pm virtual meeting.

1. ***Call to Order – Meeting was called to order at 5:07 PM***
    a. Present:
        i. Board Members: Ken Gilbert, Dave McNamara, Jenna Glasser
        ii. HSM: Cheryl, Chrissy, and Daniel
        iii. Owners: Gary Drlik, Laura DeRosa

2. ***Approval of minutes from prior meetings***
    a. ***No minutes are available to approve – minutes are needed for the last two meetings***
3. ***New Member Vote***
    a. (Held toward end of meeting): Jenna nominated Walt to serve on the board, in the member-at-large role to fill out the remainder of Tom Waller's term. Ken seconded, and the vote was unanimous.
4. ***Owners Forum - Any homeowner may address the Association with a five-minute time limit per homeowner comment, per item.***
    a. Laura DeRosa (held at top of meeting) came to the board meeting to discuss questions related to her unit's improvements. Items included video doorbell, keypad lock, and moving the water heater. As a result of this discussion
        i. Board will be adjusting the keypad lock policy to allow three acceptable trims – Camelot, Century, and Greenwich. These must be Schlage locks with a key and as a reminder, must be rekeyed to the master at the owner's expense.
        ii. Board will adjust the video doorbell policy to increase maximum height to 5.5" to adjust to actual size of video doorbells now on market. No other changes are being made to this policy
        iii. DeRosa will be getting a permit from the city for the movement of the water heater, and confirmation there are no concerns about weight bearing of the floor/ other impacts to structure of the condo
    b. Gary Drlik was present to raise a number of issues:
        i. The HOA website doesn't house the current MCC documents - the documents still posted are the 2009 version of CC&Rs and bylaws. Jenna confirmed the board is trying to either address the HOA site or move to Butner's site. After discussion and testing, the group confirmed that these documents are in fact available on the Butner site to all homeowners, not

just board members. Board also confirmed they will work on resolving existing issues prior to homeowners annual meeting.

   ii. Minutes are not being distributed punctually, in accordance with California Civil code 4950 that requires these within 30 days of the meeting. Board agreed that the minutes from the last two meetings are missing, and they will get posted.
   iii. Questions regarding deferred maintenance not getting done, cited issues with the slurry / asphalt work that, per board decision 1+ decade ago, should be sealed in alternating years, and is flaking off near his unit. Board was not aware of this decision and confirmed we are regularly having this work done, review the complex 2x/year and work with the professional contractor in town, who had not noted this. We will add his walkway to the 2027 list for extra attention, given they have already been out this year and it may not get done in time.

5. ***Financial update***
   a. Jenna provided the financial update, noting that we only had the first two months of the fiscal year, and June was available to be reviewed shortly. Items of note include
      i. Insurance, electricity, and trash running over budget.
      ii. Employee expense is running over due to the raise provided after the budget was locked
      iii. Spa costs seemed to be improving – HSM noted this was likely b/c we haven't been billed punctually
   b. Jenna also noted she likely needed to set up time with Arelly and Ryan to figure out the best way to code work related to the engineering study on both the hours sheet and against the books.
6. ***CCR Change – Rules and Regs, Election monitor planning***
   a. This will happen in the fall as we do not have enough notification time for the annual meeting. Will push to Nov/Dec timeframe
7. ***Manager's Update – HSM / Cheryl Caton, Chrissy Furness, Daniel Furness.***
   a. Tree trimming – ongoing issue for owner of 16 and full complex for fire compliance. Quoted $20-50K for complex work. In town vendor quote up to 3x higher than Reno vendor so looking at when the reno contractor may be coming back to do work to fit in some of ours. Fire dept has not responded to add'l questions on this topic. Ken also requested information on not being in compliance with fire dept reg. Aka, aside from obviously needing insurance, what will we be fined when not all trees are trimmed?
   b. Reminded board of Unit 46 hard flooring replacement that may not be in compliance. Ken will follow up with an email to owner
   c. Unit 18 also appears to be out of compliance with flooring and is on the market; board discussed ensuring with new owner that any future work to be done must revert to carpet in all but the three approved hard surface areas (kitchen, bathrooms, entry). Board confirmed that (1) On site managers should check at the completion of any architectural approved project that things were done properly / in alignment with CCR/Policy, though it is the board's responsibility to address irregularities; and (2) on HSM semi-annual walk through of units, they can check for

this compliance. Board confirmed there is no “grandfathering” in of expanded hard surface flooring.

   d. HSM provided update on concrete footing being replaced under mgr unit deck; board also agreed to replace similar under unit 21 due to tree root incursion
   e. HSM raised a homeowner concern about dog excrement in neighboring field. B/c it is not our property, we will not be addressing it

8. ***Homeowner Annual Lunch Planning / Discussion***
   a. Paper vote required for new board members - Ken to follow up with Butner on mailing this out to get responses back in time for meeting.
   b. HSM needs info on budget – Jenna to pull prior year data
   c. HSM to send out save the date reminder for RSVP
9. ***Executive Session –*** executive session was held to discuss response to any ongoing issues and the follow ups from this meeting
10. ***Adjournment –*** meeting was adjourned at 6:55 PM

11. ***Follow Ups:***
   a. James to provide minutes to the prior to homeowner meetings for posting prior to end of August
   b. Jenna to provide minutes for this meeting
   c. Jenna connect with Ryan and Arelly about billing engineering study work
   d. Jenna – resolve web issues or look at engaging someone to do so
   e. Ken send note to unit 46 owners regarding flooring policy and compliance
   f. Jenna – find invoicing for historical HOA annual meeting to provide guidelines to HSM for planning
   g. HSM to follow up with fire dept and also confirm what fines look like regarding tree trimming