

Mammoth Creek Condos HOA Board Meeting Minutes

Mammoth Creek Board of Directors Meeting

Jan 26th, 2025

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 5:00pm.
2. **Approval of Minutes:** Minutes motioned for approval by Ken, which were approved by all members present.
3. **Owner's Forum:**
 - a) Gary Drlik asked if current rules regarding owner dogs were being enforced. A recent incident involving off-leash dogs from unit 48, involving Cheryl was highlighted, with concerns about safety and rule enforcement. The board emphasized the importance of consistent documentation and warned that future violations would result in fines. The discussion also covered the need for clear communication with renters and management companies regarding dog policies and the potential for fines. The board agreed to start a log to track warnings and enforcements, and to consider electronic tracking for better record keeping.
4. **Policy Reviews:**
 - a) Owner Pet Policy: Issues with the legality and enforceability of existing dog, Wi-Fi cable and CC&R rules were discussed. There is concern about the number of unleashed dogs in the area. The need for clear documentation of warnings and enforcement actions was emphasized such as HSM starting a log to keep track a digital log of incidents involving pets. A need for a consistent approach to documenting warnings and multiple offenses was also discussed. Warning letters should come from the board with owners receiving only one warning with all following and subsequent daily violations leading to an immediate fin
 - b) Wi-Fi Cable: The potential costs and benefits of different Internet and

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cable packages were discussed. Owners will be asked to answer a question regarding their preferences when the survey is sent out.

- c) Homeowner Survey: Dave agreed to send out a survey to home owners with regards to their feelings towards group Wi-Fi, dog policy amendments and changes to allowed board expenditure before general membership approval.
- d) Owner Fee Collection and Legal Proceedings: An update was provided on the status of owner fee collection, mentioning a unit consistently behind on payments. Ken stated he would follow up and explores option of placing a lien on the owner's property.
- e) Exploring cost-saving measures like zero-scaping and reducing hand watering were discussed.

5. Manager's Report:

6. Financial Review:

- a) The need to catch up on financial reviews by Butner was discussed.
- b) Jenna highlighted the importance of maintaining the replacement fund and the impact of rising expenses on the budget. Various items were discussed that needed clarification.

7. Executive Session:

- a) An executive session was held.

8. Review of Action Items:

- a) HSM to set up an electronic log to track dog-related incidents and warnings.
- b) Review the current dog policy and clarify the process for issuing warnings and fines.
- c) HSM to create an electronic tracker for pet policy violations and a standard warning letter.
- d) Send out the homeowner survey on the internet/cable service provider.
- e) Follow up with the homeowner who is behind on fees and consider next steps, including a potential lien.
- f) Ensure the outstanding financial reviews by Butner are completed and distributed to the group.
- g) Provide input to the board on the management company contract review.

9. Adjournment: Meeting was adjourned at 7:24pm.

Next meeting will be Feb 12, 2025 at 5PM