

MAMMOTH CREEK ANNUAL HOA MEETING MINUTES

SEP 19TH, 1PM 2026

Board Members: KEN GILBERT- HOA President, JENNA GLASSER- Treasurer, DAVE MCNAMARA, JAMES MILNES- Secretary, HSM/property management team - CHERYL, CHRISTY, RYAN, DANIEL..

Unit Owners: MARY BETH RICHARDSON #9, JOAN JIM NIELSEN #8, NATALIE, GARY DRLIK #53, NATALIE #1, MALCOLM #52, MARK AND LINDA MILLER #35, WALT ARRON 6TH #37, LESLEY BRUNS #21, LYNNE AND TOM SAITO #45, BILL AND ERIN REDMOND #56, DAVE AND PATTI MCNAMARA #54, JENNA #39.

1. Call to Order: *Call to order was made at 1pm.*

2. Approval of minutes: *Minutes from previous meeting were unable to be approved. Amendments needed.*

3. President's Report: *KEN GILBERT welcomed homeowners, noted that ballots were being counted, and reported that the complex was generally in good condition. Ongoing railing, parking-lot, and maintenance work was noted.*

4. Treasurer's Report: *JENNA GLASSER provided the treasurer's report indicating that additional pressures in multiple areas will likely drive additional increases to monthly dues. Utility, vendor, and insurance costs continue to rise. The current operating budget is running negative month-to-month in part because of higher utilities and a salary increase approved for GUILLERMO after the budget was established. In-house maintenance work has reduced outside costs.*

Management asked homeowners to update monthly HOA payments promptly when dues change. The reserve-study funding schedule will be shared with homeowners when available. The HOA currently has no operating-fund loan against reserves.

The required reserve-study inspection was completed the prior week. The on-site review was completed but we do not yet have the actual study. The HOA is currently funded at roughly 50% of the level identified as the state-recommended funding target of about 70%. The study provides recommended useful lives and replacement schedules, but the recommendations are not automatic requirements; the board may extend an asset's life when its condition permits.

The board expects continued HOA increases, with approximately a 3% increase being considered beginning next March. The board is weighing gradual increases against larger increases less frequently. The west parking lot remains a major potential future expense (estimated around \$200,000 if full reconstruction becomes necessary), while maintenance and coating are being used to extend its life.

5. Site Manager's Report: *The tennis court remains serviceable after prior repairs. Fascia repairs continue, including replacement of sections damaged by snow and ice. Pool/spa maintenance addressed metal staining. Ten railings were completed this year, including two full deck remodels, with additional work pending.*

Mouse activity has improved substantially following mitigation changes. Bird-related siding damage continues to require patching. Tree trimming is ongoing; a fire-department study recommended extensive tree removal, but the board does not intend to remove most trees. Certain trees may require further study because of fire risk and proximity to buildings.

North and east parking lots received slurry coating, with west-lot patching completed. The west lot and walkways are anticipated for slurry work next year. Windows were cleaned, fire-extinguisher inspections were being addressed, and building painting was approximately halfway complete. Winterization preparations are upcoming.

6. Homeowner's Forum:

Bees

Management indicated that nests are treated when identified, including removal and spraying when necessary.

Bathrooms

The board agreed to review the reserve study and determine when bathroom improvements are scheduled or warranted.

EV Charging from Units

Natalie, the owner from unit #1 reported a tenant charging a Tesla through a kitchen window and raised electrical/fire-safety and potential bear-related concerns. The board agreed to review the issue, including existing HOA rules and potentially applicable local requirements, and consider whether a specific policy or exceptions are needed.

E-Bike Storage: Storage on landings is not permitted because of safety/fire concerns. Existing bike racks do not provide dedicated e-bike storage or charging. The board agreed to investigate possible dedicated storage, with discussion favoring storage without charging capability.

CC&R Animal Policy Amendment: Owner guests may have pets, and long-term rentals of 31 days or more may have pets subject to the same basic requirements applicable to owner pets, including limits and cleanup/leash rules. Short-term rentals remain prohibited from having pets. Long-term renters with pets must notify management. The homeowner remains responsible for violations involving guests or occupants. The existing fine limit discussed was \$100, with additional board action possible for continuing violations. Service-animal and emotional-support-animal requirements remain governed by applicable state requirements.

Minutes & HOA Recordkeeping: GARY DRLIK from unit #53 identified errors in the prior minutes, including incorrect attendance/unit information, and requested more timely and accurate posting of agendas and minutes. The homeowner also requested that minutes clearly identify whether they are drafts or approved versions and that approved minutes include the approval date. The board agreed to approve the prior minutes with corrections noted. The motion was approved. The discussion emphasized maintaining accurate records and following applicable posting requirements.

7. Secret Ballots Results: JENNA and KEN GILBERT were re-elected. DAVE MCNAMARA will remain on the

board while the current vacancy is filled, and homeowners were encouraged to consider serving. The CC&R budget-expenditure amendment passed 40–3. The animal-policy amendment passed 35–8.

9. Action Items / Follow-Up:

- 1. Receive and distribute the completed reserve study and funding schedule.*
- 2. Continue evaluating HOA dues increases needed to strengthen reserves and balance the operating budget.*
- 3. Review the west parking lot and plan future slurry coating/walkway work.*
- 4. Review common-area bathroom condition and reserve-study timing for improvements.*
- 5. Develop/review rules concerning EV charging cables running from units to vehicles, including applicable local requirements.*
- 6. Investigate safe e-bike storage options without charging capability.*
- 7. Continue tree/fire-risk evaluation for trees identified as higher risk by the fire-department study.*
- 8. Maintain accurate, timely HOA minutes and clearly identify draft versus approved status.*
- 9. Fill the current board vacancy.*

10. Adjournment: *The meeting was concluded at approximately 1:55pm, Sept 19th.*