

**MAMMOTH POINT HOMEOWNERS ASSOCIATION  
BOARD OF GOVERNORS MEETING  
NOVEMBER 9, 2013 – Unit 131**

**DRAFT**

**1. General**

- John Sorcinelli called the meeting to order at 5:05 PM. The following Board members and Management were present or absent.

PRESENT: John Sorcinelli – President (JS)  
Charles Tucker – Vice President (CT)  
Rex Lake – Secretary (RL)  
Mike Newton – Treasurer (MN)  
Serena Bateman (SBa)—by phone  
Steve Black (SB) – Mammoth Reservations Bureau  
Dustin Osborne – on site Manager (DO)

ABSENT: None

**2. Meeting Minutes**

- The minutes for the Board Meeting held on August 31, 2013 were reviewed and the minutes were adopted. Motion (CT), Second (MN), motion carried unanimously. The minutes for the Organizational Board Meeting held on September 1, 2013 were reviewed and the minutes were adopted. Motion (CT), Second (SBa), motion carried unanimously.

**3. Management Report (SB and DO)**

- Roof leak in Unit 126 was found and repaired.
- Grounds have been prepared for winter, with irrigation system drained and controllers/backflow preventer removed and put away.
- Tree near unit 133 shows no sign of damage or contact with the building, so it will remain on the watch list. We have been advised that the tree adjacent to unit 135 may be dying and may need to be addressed.
- We have received the \$1,000 rebate for landscaping system improvements.
- Relief manager has been put on notice due to unsatisfactory performance.
- Movement of nearly 1 inch in the upper parking lot retaining wall has been detected since the last measurement. This is very concerning.
- There is still a \$250 dispute over the billing for chain hardening a year ago. The vendor increased the final bill well beyond the firm estimate. Management will advise the vendor that our payment (based on the estimate) is final.

- The Board reviewed recent changes in Davis-Sterling Act requirements of HOA Board and management. One new requirement is that all current rules and regulations must be published. This will be completed and distributed with the 2014 budget package.

#### 4. Treasurer's Report (MN)

- Operations through September show the following:
  - Revenues still on budget
  - Administrative expenses still on budget
  - Maintenance and supplies still below budget by approximately 30% with savings on fuel, buildings and snow removal.
  - Utilities also below budget with saving on propane.
- Overall results for the year are still likely to be favorable to budget by \$20,000.
- Favorable results so far have made possible complete repayment of loan from the replacement fund to operating fund.
- **2014 Budget Recommendations** (prepared by MN and Cindy Buttner)
  - **Administrative Expenses** to remain unchanged from 2013 except for allowance of \$2,000 for complete update of the Reserve Study as required by law.
  - **Maintenance and Supply** to remain unchanged except \$2,000 reductions in each of Buildings and Equip/Maint/Fuel/Repair expenses based on reduced costs in recent years. These savings are attributable to good management. Snow removal budget to remain at \$15,850.
  - **Utilities** reduced by \$1,000 due to savings on propane partially offset by increases in electricity.
  - **Overall Operating Budget** to remain virtually unchanged at \$196,082 (vs. \$195,862 in 2013).
  - **Replacement Fund** assessments provide income of \$79,244/year. Current cash balance is \$215,331. Expenditures are largely based on Reserve Study recommendations. Current Reserve Study recommends a small increase in assessments for 2014, but a final decision on replacement funding will be made once the Reserve Study is completely updated next year.
  - **Motion made to approve both budgets and maintain both assessments** (Operating and Replacement) at current levels (MN) seconded (CT) unanimously approved.

#### 5. Old Business (JS)

- Fireplaces in most units are now in compliance with new regulations. Units 101, 103, 104 and 135 are the only remaining fireplaces to be brought into compliance.
- Upper parking area retaining wall has apparently increased its deflection by nearly 1 inch making replacement or repair more urgent.

Plans for partial replacement and repair have been submitted to the Town building department. Permit fees are far less than expected at approximately \$450. We plan to work with the potential contractor to refine plans in preparation for work to begin next Spring/Summer.

- Letter to the hydro seeding contractor to ask for a partial refund is still in progress.

## **6. New Business (JS)**

- Continue to observe tree near Unit 135 (may be dying).
- Tree branch fell and hit the roof of Unit 118—no damage detected.
- Winter prep is finished.
- Propane costs have not increased as much as feared despite the acquisition of Turner Gas by Amerigas .
- Request was received to expend spa hours. After discussion it was decided to leave them as currently established:
  - Winter—2:00 PM through 9:00 PM
  - Summer —4:00 PM through 9:00 PM

## **7. Next Meeting**

Scheduled for March 1, 2014 at 5:00 pm in Unit 104.

## **8. Adjournment**

Meeting adjourned at 6:39PM

Rex H. Lake  
Secretary, Mammoth Point HOA  
lakefam@sbcglobal.net  
November 18, 2013.