

**MAMMOTH POINT HOMEOWNERS ASSOCIATION
BOARD OF GOVERNORS MEETING
June 9, 2012 – Mammoth Point Unit #119
FINAL**

1. General

- John Sorcinelli called the meeting to order at 4:10 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)
Eric Schmitter (ES) by phone

Steve Black (SB) – Mammoth Reservations Bureau
Dustin Osborne – on site Manager (DO)

Frank Hope—owner unit 134

ABSENT: None

2. Meeting Minutes

- The minutes for the Board Meeting held on 3/10/12 were reviewed and the minutes were adopted. Motion (CT), Second (MN), motion carried unanimously.

3. Old Business (JS, DO and Frank Hope)

- Landscaping: Repairs on irrigation system (heads and controls) are complete. Now need to complete the plan for landscape improvements. Planting will focus on natives shrubs and trees. Possibly hydro-seeding of visible areas to upgrade appearance of the complex. DO will investigate cost and possible needs for soil amendments. New higher water rates (proposed) may limit our options.

4. Financial Report (MN)

- Results through April are still favorable. Revenues, Admin Expenses, and Utilities are in line with projections. Favorable variances in Maintenance and Supplies due to reduced expenses for snow removal, fuel and loader expenses should result in a surplus for the current year.

- At present we are running a surplus of \$7,300. The final surplus for the year will be applied to reduce the operating loan from the Reserve Fund.
- One unit is in arrears for assessments but it does not seem to be a serious situation. One other unit is currently in escrow.

5. Management Report (SB)

- RECYCLING: New Calif. rules require installation of at least one recycling bin to be available for residents. Cost will be \$79/mo, and provider will be Sierra Conservation. Motion to approve this service (MN), second (ES) unanimous approval.
- WATER RATES: New rates under consideration by the town will increase the cost significantly for multi-unit developments. We currently have separate meters for domestic water and irrigation water. Rates will be calculated separately. Increased expenses may influence our landscaping plans.
- PROPANE: We still have issues with our billing rates, which should be reduced to reflect our contract. SB will resolve and pursue correction.
- DECK UPGRADES: Completed for the current season. We have the final phase scheduled for next year.
- FIREWOOD STACKS: Still need attention to comply with required covers. DO is working with owners.
- WATER SHUT-OFFS: Have been repaired at a cost of approximately \$2,500. No serious problems encountered.
- IRRIGATION SYSTEM: New valves and controllers will qualify for rebates. DO will apply for them.
- UNIT LOCKS: Some locks will need to be modified to be consistent with the manager's master key. DO will advise owners.
- RETAINING WALL: No movement detected.

6. New Business (JS)

- We still have billing problems with the combined Cable TV system. Some owners are still being billed separately. JS will elevate the problem with Suddenlink to resolve prior to the annual meeting.
- We need to assemble a document with all rules adopted by the Board over the past years for publication. RL and JS will initiate this process.

- There is possibly a need for additional liability coverage to cover pets. This will be investigated by SB, based on policies at other complexes in Mammoth. He will report on this subject at the next meeting.
- Units with stoves and inserts near walls will be checked for fire safety by DO.

7. Old Business (cont'd) JS

- Gate on John Muir Road—reply to the letter from the Town is still pending. CT will prepare a draft.
- Buttner is now doing billing for firewood blankets.
- Chimney sweeping schedule for end-June.
- Owners will be notified that CO detectors will be required by the end of 2012.

8. Next Meeting

Next Board meeting scheduled for September 1, 2012 in Unit 131. Annual owners meeting scheduled for September 2, 2012.

9. Adjournment

Meeting adjourned at 5:45PM

Rex H. Lake
Secretary Mammoth Point HOA
(lakefam@sbcglobal.net)

June 26, 2012