

**MAMMOTH POINT HOMEOWNERS ASSOCIATION  
BOARD OF GOVERNORS MEETING  
September 1, 2012 – Mammoth Point Unit #119  
FINAL**

**1. General**

- John Sorcinelli called the meeting to order at 4:05 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)  
Eric Schmitter (ES)

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 June 9, 2012 were reviewed and the minutes were adopted. Motion (ES), Second (CT), motion carried unanimously.

**3. Management Report (SB)**

- Lock rekeying of units nearly complete. One unit with pending sale (128) yet to be done.
- Maintenance work, including touch up painting, chimney sweeping, replacement of water valves and cover for propane meter have been completed on schedule.
- New irrigation controllers and sprinkler heads are installed. Hydro seeding was completed. Full results of landscape improvements may not develop completely until spring.
- Management obtained an estimate for engineering of repairs or replacement of the retaining wall at the upper parking lot. Estimated cost will be \$3,500 to \$5,000 for engineering only.
- Proposal for replacement of remaining entry decks has been received. This is budgeted for 2013. Motion was made to proceed with a contract for this work at a cost not to exceed \$18,400 so work can

begin as early in spring as possible. Motion (CT) second (ES) unanimously approved.

- Propane contract rates with Amerigas have been resolved and lower rates will be reflected in future billings.
- No word from the water district regarding rate increases.
- Pet policy was discussed. Pets are OK for owners. City requires all pets to be on leash on public and private property. Renters will not be allowed to bring pets. Owners will be notified of these rules.
- Zero-clearance fireplaces are present in up to 6 units. These will be checked for fire hazards and owners will be advised to repair or replace as necessary.

#### **4. New Business (SB)**

- Recycle bins are being well used. Possible need for a larger unit.
- Landscaping improvements completed for this season. We may need to add some replacement plants next spring after results of hydro seeding are more visible.
- Routing servicing for loader is scheduled. No major items known at this time.

#### **5. Financial Report (MN)**

- Revenues are on budget for the 2012 year-to-date.
- Admin expenses are also on track YTD.
- Maintenance expenses are under budget due to reduced snow removal expenses last winter.
- Utility expenses are also within budget
- Estimated surplus for the 2012 year (approx. \$10,000) will be applied to repay borrowing from the replacement fund.
- No defaults or delinquencies from owners in assessments.

#### **6. Old Business (SB)**

- Cable TV billing issues have finally been resolved. Owners have been issued refunds as appropriate.
- CO2 detectors will be required in all units by 1/1/13 by State law. Owners will be notified to install them.

- No progress on our request to modify policy on opening the gate at the top of John Muir Rd.

### **7. Next Meeting**

Annual owners meeting scheduled for September 2, 2012 at 10:00 AM.

### **8. Adjournment**

Meeting adjourned at 5:17 PM

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

November 18, 2012