

**MAMMOTH POINT HOMEOWNERS ASSOCIATION
BOARD OF GOVERNORS MEETING
March 2, 2013 – Mammoth Point Unit #133
FINAL**

1. General

- John Sorcinelli called the meeting to order at 4:34pm. The following Board members and Management were present or absent.

PRESENT: John Sorcinelli – President (JS)
Charles Tucker – Vice President (CT)
Mike Newton – Treasurer (MN)
Serena Bateman – at large (SB)
Steve Black (SB) – Mammoth Reservations Bureau
(on phone)
Dustin Osborne – on site Manager (DO)

ABSENT: Rex Lake – Secretary (RL)

2. Meeting Minutes

- The minutes for the Board Meeting held on December 1, 2012 were reviewed and the minutes were adopted. Motion (CT), Second (MN), motion carried unanimously.
- The minutes for the Board Meeting of September 2, 2012 listed Eric Schmitter as present. The member at large present was newly elected Serena Bateman, member at large.
- SB is recording for RL.

3. Management Report (SB and DO)

(SB)

- SB proposed sending monthly financial reports to the HOA board members. CT, MN and SB approved. JS was equivocal and RL not present. Financials will not be sent unless RL and JS want personal paper copies.

(DO)

- There was a cold snap in January. Since units 105-118 and 119-124 are prone to ice freezing these units were checked carefully. One unit needed thawing, but there were no burst pipes.
- There is ice buildup over walkways (119-124 and 126-132.) DO recommended considering an electric strip which may melt the ice and prevent the ice dam build up. The other intervention is to periodically knock off the ice from the roof. DO will continue to investigate measures to combat ice buildup over walk ways.

- Hydro seeding was completed, but due to the poor result of the reseeded project DO is pursuing reimbursement for seeding or reseeding at MP.
- The owners of unit 109 requested that recycling bins not be permanently in front of their unit. The recycling bin has a summer location by the trash, but the winter location must afford disposal truck access. The winter location will be rotated to several spots including in front of the spa and unit 108.
- In an effort to conserve energy the spa cover will no longer be automatically removed during the week and low occupancy times. Two signs have been placed in the spa area instructing owners and guests to remove and replace the spa cover after use.
- The skip loader is functioning well and will have an annual service scheduled which is estimated at \$800-\$900. DO plans to leave the chains on all year which saves the cost of removing and reattaching.
- The manager's report was adopted. Motion (CT), Second (MN), motion carried unanimously.

4. New Business (JS)

- JS received a report of a possible repair needed in unit 126 related to an owner's report of an uneven floor in the bathroom and hallway of the unit.
- The railings will be checked in the spring and JS will email if there is a scope of work.
- DO reported that the wall by unit 101 is bulging and there is a dip in the asphalt in front of the wall. He will continue to monitor.
- JS reported that the annual association's insurance renewal cost has been raised \$1000 and anticipated personnel cost will add \$2500 in management expenses. The insurance cost is based on 50% or more of the units being in a rental pool.

5. Financial Report (MN)

- Revenues are on budget for 2013 year-to-date.
- Admin expenses are also on track YTD.
- Maintenance expenses are under budget due to reduced snow removal expenses in January.
- Utility expenses are slightly lower than budget
- Estimated surplus for the 2012 year of \$5000 has been applied to repay borrowing from the replacement fund. The outstanding loan from the reserve fund is \$15,000.
- MN will check with Cindy Butner regarding her advice on the loan from the reserve fund.
- No defaults or delinquencies from owners in assessments.
- The manager's report was adopted. Motion (CT), Second (SB), motion carried unanimously.

6. Old Business (JS)

- DO reported that there has been no movement of the wall in the upper parking lot and he will email his log to JS.
- The city of Mammoth Lakes now requires owners with fireplace inserts to meet new regulations within 10 years or upon sale. The fireplace insert in unit 133 has upgraded and received final inspection from building and safety. Units 101-104 and 135-136 need fireplace insert upgrading and building and safety approval.
- No progress on our request to modify policy on opening the gate at the top of John Muir Rd.

7. Next Meeting

The next meeting is scheduled for June 8, 2013 and the location to be determined.

8. Adjournment

Meeting adjourned at 5:37 PM