

**MAMMOTH POINT HOMEOWNERS ASSOCIATION  
BOARD OF GOVERNORS MEETING**

**August 31, 2013 – Unit 131**

**DRAFT**

**1. General**

- John Sorcinelli called the meeting to order at 4:31pm. 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)  
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 8, 2013 were reviewed and the minutes were adopted. Motion (CT), Second (SBa), motion carried unanimously.

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

- DO has completed small painting and repair projects. Possible leak in Unit 126 was investigated but nothing found.
- Overall appearance of landscaping is much improved. Results from hydro seeding are still less than satisfactory. We will write a letter to the contractor requesting a partial refund.
- Tree near unit 133 is still a concern due to possible damage to the building. So far no building damage observed.
- Routine maintenance tasks including annual loader servicing and fire extinguisher inspection completed.
- We are anticipating \$1,000 in rebates for landscaping system improvements. Water usage is in compliance with new town guidelines with savings of approximately \$800 vs. the prior year.
- Amerigas is proposing a rate increase of roughly 50% for propane, which could lead to additional expenses of approximately \$8,500 for next year. There is no alternative because they have recently purchased their only competitor in the area (Turner Gas).

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

- Operations through July show the following:
  - Revenues on budget

- Administrative expenses on budget
- Maintenance and supplies well below budget with savings on fuel, buildings and snow removal.
- Utilities slightly below budget with saving on propane.
- Overall results for the year are 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.
- Motion to accept the Treasurer's report (CT) seconded (SBa) unanimously approved.
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## **5. Old Business (JS)**

- Building values used for basis for earthquake insurance coverage have been updated. Policy has been renewed at a premium increase of \$270 for an annual total of \$8,878.
- 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.

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

- Two different designs for repair/replacement of the retaining wall at the upper parking lot have been received. Based on preliminary cost estimates one design (replacement of part of the wall with a combination of poured concrete and concrete block) appears to be preferred. Preliminary cost estimate is \$52,000.
- No actual movement has been recorded in several years but we cannot rule out a sudden failure that might result in considerable added expense.
- Reserve Study currently shows \$45,000 allocation for wall replacement.
- Next step would be to apply for building permits in case we elect to undertake repair work next summer. Motion to proceed with permit application (CT) seconded (SBa) unanimously approved.

## **7. Next Meetings**

The annual Owner's Meeting will be held at 10:00 AM on September 1, 2013 in the open area near the Mammoth Point sign. This will be immediately followed by an organization Board Meeting.

## **8. Adjournment**

Meeting adjourned at 6:07 PM

Rex H. Lake  
Secretary, Mammoth Point HOA

lakefam@sbcglobal.net  
October 19, 2013.