

**MAMMOTH POINT HOMEOWNERS ASSOCIATION
BOARD OF GOVERNORS MEETING
9/3/2011 – Mammoth Point Unit #119**

DRAFT

1. General

- John Sorcinelli called the meeting to order at 4:38 pm. The following Board members and Management were present or absent.

PRESENT: John Sorcinelli – President (JS)
Charles F. Tucker – Vice President (CT)
Rex Lake – Secretary (RL)
Eric Schmitter (ES)
Steve Black (SB) – Mammoth Reservations Bureau
Dustin Osborne – on site Manager (DO)

ABSENT: Mike Newton – Treasurer (MN)

2. Meeting Minutes

- The minutes for the Board Meeting held on June 11, 2011 were reviewed and the minutes were adopted. Motion (CT), Second (ES), motion carried unanimously.

3. Management Report (SB and DO)

- Kuppens Roofing is scheduling repairs to the overhang on the manager's unit, and will also conduct an overall survey on roof conditions throughout the unit.
- The Board evaluated options for roof shoveling during the coming winter to minimize the development of ice dams and possible roof leaks.
- The loader is scheduled for servicing and chain hardening.
- DO found that one of the water shutoff valves under the upper building is frozen in place. There is no damage and DO will consult with a plumber and report on a solution.

4. New Business (JS)

- Fire extinguishers throughout the complex have been replaced. The existing ones were found to be too old to be serviced effectively.
- DO will be compiling a list of water heater ages to track the need for replacement. Owners will be advised when their water heaters reach a critical age or condition.

- Entry decks and stairs have been replaced as necessary with the final cost below budget. Some additional work may have to be budgeted for next year.
- We have received the legal opinion on ADA Compliance as requested. It indicates that we are not bound by the provisions of this law, which may simplify future repairs of various facilities. We will use this letter as a guide in planning for future projects.
- The need for a Mammoth Point owner's website was discussed to communicate with owners. Motion to approve expenditure of \$300 to develop this website was approved. Motion (CT), Second (ES), Unanimous approval.

5. Treasurer's Report (RL)

- Financials through July 2011 show favorable variances in most line items, with the exception of snow removal expenditures and equipment/maintenance/fuel where we have expended our entire annual budget due to the long winter and heavy snows. The final budget results will depend on whether the coming winter results in snow removal from roofs prior to the end of the calendar year.
- Assessments are current from all owners.
- Financial report approved. Motion CT, Second ES, Unanimous approval.

6. Old Business (JS)

- Status of ongoing projects were reviewed:
 - Stairs and Railings—completed
 - Slurry Coat of Parking and Pathways—complete
 - Sprinkler repairs and upgrade—now 90% operational. No need for extensive modifications or repairs at this time
 - Landscaping—replacement plantings with native plants to begin next year.
 - Stump Grinding—complete
 - Survey under Units 123-126—completed by DO, no problems detected.
- Update of Reserve Study is due this year. JS will schedule the necessary site visit.
- Letter requesting access through the gate at the top of John Muir Road is being prepared and will be sent shortly.

- The possibility on contracting for telephone and internet service on a project-wide basis will be investigated.

7. Next Meeting

Annual owners Meeting scheduled for the following day (Sept 4th 2011).
Budget meeting of the Board scheduled for November 5, 2011 at 4:30 PM in Unit 119.

8. Adjournment

Meeting adjourned at 6:10 PM

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

October 22, 2011