

MAMMOTH RESERVATION BUREAU

Property Management Division

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MAMMOTH POINT CONDOMINIUMS

Property Management Report

As of June 6, 2013

BUILDINGS:

1. The paint on our buildings is in excellent condition and does not appear to require touch up painting except for one small area on the north wall of unit 101, near the backflow preventer. Dustin has applied paint on entry deck railings and fencing wherever needed.
2. It will not be necessary to engage Kuppens Roofing this year for applying caulk and mastic around vent jacks and chimneys. The roofs did not receive the usual heavy snow and ice, except in a few areas. Roof shoveling and ice removal was done in only a few areas last winter. Dustin has identified one section of roof that will need attention.

GROUNDS:

1. Lots of work has been put into spring and summer preparation of the Complex by Dustin. Leaks in the irrigation system have been repaired and broken sprinkler heads replaced. A broken manifold near unit 118 was rebuilt and installed. The backflow preventer assembly was installed. All grounds have been raked clean of pine needles, cones and debris. The drainage ditch along John Muir Rd. has been cleaned out.
2. There is new growth of foliage from the hydro-seeding effort last fall, especially in the flatter ground areas in the middle section of the Complex. Earl Henderson and Dustin inspected the seeded areas. According to Earl, the amount of growth from hydro-seeding appears to be normal. It will be interesting to see what flowers bloom later on in the summer. New shrubs and perennials were planted. Trees and existing shrubs were pruned.
3. The Mammoth Community Water District is waiting until fall to determine whether or not a rebate will be issued to Mammoth Point for our investment in water conservation components. They offered to keep management updated on our monthly consumption of water and compare it with their allocations.
4. Black Gold Asphalt has submitted a proposal for crack filling, patching and slurry coating the parking lots, in the amount of \$10,200. Their contract should be signed by a Board member at Saturday's meeting. Black Gold will try to perform

the work before the July 4th holiday, but cannot guarantee the timing as they are inundated with work this year.

ADMINISTRATIVE:

1. Dustin accompanied Joe Adler of Geotechnical Services for inspecting the retaining wall in the upper parking lot.
2. For those who will be attending the Board meeting in person at the MRB office, you may find it to be somewhat warm as we have no air conditioning. Please dress comfortably.

Respectfully submitted,

Steve Black
President, MRB