

**MAMMOTH POINT HOMEOWNERS ASSOCIATION  
BOARD OF GOVERNORS MEETING  
June 11, 2011 – Mammoth Point Unit #131  
FINAL**

**1. General**

- John Sorcinelli called the meeting to order at 4:40 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)  
Eric Schmitter (ES) by phone  
Dustin Osborne – on site Manager (DO)

ABSENT: Steve Black (SB) – Mammoth Reservations Bureau  
Mike Newton – Treasurer (MN)

**2. Meeting Minutes**

- The minutes for the Board Meeting held on March 5, 2011 were reviewed and the minutes were adopted. Motion (CT), Second (JS), motion carried unanimously.

**3. Management Report (DO)**

- SNOW DAMAGE: Minor damage and roof leaking from the heavy winter snow and related ice dams has been identified and repaired, including cleaning and some repainting. We may change our snow shoveling strategy in the future to lessen the development of ice dams. A sagging roof overhang on the managers unit has yet to be repaired.
- TREE/STUMP REMOVAL: Two of three remaining large stumps have been removed by grinding. The last one will be removed once remaining the snow permits.
- SPA: Operating normally, water has been partially replaced to keep chemicals in balance.
- LOADER: Repaired broken chain links and broken hydraulic filter. Otherwise ran well all season.
- PARKING LOT LIGHTS: Repaired broken wiring – now working well.

- LANDSCAPING: Rock drainage near the sign cleaned and repaired. Landscaping company will be consulted to advise on landscaping improvements including sprinkler systems.
- RELIEF MANAGER: New relief manager interviewed and hired.
- OWNER E-MAIL LIST: Nearly complete. Upgraded office computer will allow for smoother communication with owners.
- FIRE TARPS: DO will organize installation of tarps over firewood where required, with owners to be billed for the cost of the tarp. DO will also organize collection and storage of tarps at the end of the summer season. Although the management will be responsible for covering the firewood stacks and storing the tarps at the end of the fire season in the storage shed, the owners will be entirely responsible for tarp replacement in the event of damage or loss.
- PARKING LOT ASPHALT: Resurfacing of the asphalt was budgeted last season but postponed by the early snow and cold weather. Management has now received bids for repair and maintenance of the parking lots as follows:

▪ Slurry (parking area):	\$4,100
▪ Prep and patch:	\$1,130
▪ Fill cracks	\$2,295
▪ Slurry (paths)	\$ 200
▪ Spa path (replace)	<u>\$4,950</u>
Total	\$13,305

Motion to approve the above work was made (CT) and seconded (JS) and approved unanimously.

#### 4. Current Season Improvements (JS)

- STAIRS AND RAILINGS: Management has received a bid for \$32,280 for budgeted stair and railing replacement, which is less than the budgeted amount of \$48,000. Motion to approve the bid and commence work was made (CT) and seconded (RL) and approved unanimously.
- TOILET/SHOWER UPGRADE IN SPA AREA: We have received informal legal advice that compliance with all ADA requirements may not be necessary in our case, which would drastically reduce the cost of necessary upgrades. We will ask the attorney for a formal legal opinion on this matter at a cost of \$1,000 before undertaking any upgrade work.

- GATE AT TOP OF JOHN MUIR ROAD: The Board will write a letter to the Town requesting that the gate be left open during winter months to provide access to residents on both sides of John Muir Road.
- FRONT DOOR OF UNIT 118: Door has been inspected several times and no damage or need for replacement was identified.
- RESERVE STUDY UPDATE: An update to the reserve study is due this year. Motion to approve expenditure of up to \$2,000 for this purpose was made (CT) and seconded (JS) and approved unanimously.
- FIRE EXTINGUISHERS: We need to have them checked and recharged as required by the fire department. Motion was made to hire a service to conduct this work was made (CT) and seconded (JS) and approved unanimously.

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

- Financials through May 2011 show favorable variances in most line items, except loader fuel and snow removal expenditures where we have spent the entire 2011 budget due to record snowfall last winter. We will wait to see what conditions are like in the fall and early winter of 2011 before making a decision regarding any special assessment.
- Assessments are overdue from one owner. They have been sent 10-day demand letter.

## **6. Next Meeting**

The next Board Meeting is scheduled for Saturday Sept 3<sup>rd</sup> at 4:30 PM in Unit 119. The annual owners' meeting is scheduled for 10:00 AM on Sunday September 4<sup>th</sup> 2011.

## **7. Adjournment**

Meeting adjourned at 6:15 PM.

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

June 8, 2011