Mammoth Estates Condominiums, Inc
Quarterly Board of Directors Meeting Minutes

Meeting Date and Time	
Date of Meeting:	February 11, 2026
Time of Meeting:	9:00 AM
Meeting Location	
Location of Meeting:	ZOOM
Meeting Attendees	
Present at Meeting:	Catherine Blakemore, Ann Cooper, Mark Acosta, Matt Hicks, Phil Beach, Dan Sherby, Katherine Carnevale, and Julie Thompson

The regular meeting of the Board of Directors of Mammoth Estates Condominiums, Inc was called to order at 9:02 AM on February 11, 2026 at ZOOM by Catherine Blakemore.

1. Approval of Minutes (Action)
   Matt Hicks, Secretary
   The November 11, 2025 quarterly board meeting minutes were presented. M/S Hicks/Acosta to approve the minutes as presented. Unanimously approved.

2. Presidents Report
   Catherine Blakemore, President
   Catherine Blakemore reviewed the meeting agenda and outlined the primary discussion items for the meeting. She noted that the Board would be discussing the ongoing electrical project, Architectural Committee recommendations, future HOA improvement projects, Election and Nominating Committee matters, and additions to the HOA parking Rules-EV charging rules.

3. Finance Report
   Ann Cooper, Treasurer
   3.a. Ann Cooper presented her financial report, noting that the association is approximately halfway through the fiscal year.
   3.b. The operating fund holds approximately $160,000, from a CD which matured in December. As a precautionary measure to monitor upcoming snow removal expenses, these funds will remain in cash for an additional six weeks before being reinvested.

3.c. A CD at Vanguard for approximately $65,000 matured in January. These funds will be moved back to Alliance Bank in anticipation of covering the remaining HOA electrical project expenses.
3.d. Ann noted that at our November meeting she reported that our year end audited financials were close to completion. Those financials are now posted to the HOA website. Julie will provide this information to all HOA members.

4. Elections and Nominating Committee (Action)
   Dan Sherby, Chairperson
   4.a. Dan Sherby advised that the election notice has been distributed to the association. The election timeline was revised to reflect the date the notice went out, and Julie updated the association website with the revised timeline. M/S Sherby/Beach to accept the amended election timeline. Unanimously approved.
   4.b. M/S Sherby/Cooper to appoint Kathleen Carnevale and Anne Hoye to the Nominating Committee. Unanimously approved.

5. Architectural Committee Report (Action)
   Phil Beach, Chairperson
   5.a. Phil Beach presented a list of long term improvement, following the completion of the HOA electrical project that the committee had reviewed and prioritized. The Board discussed and acknowledged the following prioritized items; Investigating and repairing the recurring sewer line issues, installation of heat tape to the remaining 15 buildings, asphalt replacement, installation of building address signage, exterior lighting improvements, and replacement of wood entries and balconies. The Board discussed and reached consensus regarding these recommendations. The AC Chair will work with the HOA managers to obtain quotes and this information will be shared with the Budget Committee in May. The Board members concurred that some of these projects will need to be done over a multi year period.
   5.b. Beach discussed the revisions to the parking rules concerning EV charging. Discussion focused on ensuring the guidelines were clear, enforceable, and aligned with safety and community. M/S Beach/Acosta to approve the revised parking rules as submitted. Unanimously approved. Julie will post the approved parking rules on the HOA website and send a notice to all homeowners and rental agencies.

6. Manager's Report
   Julie Thompson, HOA Management
   6.a. Julie advised that there are 10 remaining units to complete the HOA electrical project. She noted that further discussion with the President and AC Chairperson will be necessary to ensure compliance by the remaining 10 units.
   6.b. Gary is coordinating with the Mammoth Community Water District to obtain a bid for installing an alarm system on each of the 20 buildings. The system would detect and notify management of excessive water usage, helping to prevent potential flooding and minimize property damage.
   6.c. Julie noted, in response to a member's question that she did not expect significant impact to Mammoth Estates from the Water District's proposal to increase water rates.
   6.d. Julie submitted the quarterly manager's report and posted on the HOA website. No questions or comments were presented by the Board regarding the report.

7. New Business
   Catherine Blakemore, President

7.a. Kathleen Carnevale raised a question regarding the parking rules, specifically sections 5.3 and 5.4, seeking clarification on whether a Sprinter van would be considered an RV. It was decided that the Architectural Committee would review this matter at their future meeting.

7.b. Kathleen requested the installation of an additional dog waste bag station at the end of the cul-de-sac and the placement of "No Parking" signs at the entrance to the cul-de-sac to facilitate unobstructed access for snow removal services. Julie will review and accommodate.

7.c. Dan Sherby raised questions regarding the common area sauna and the electronic locks to the pool. Julie will review these requests and as needed refer to the Architectural Committee for consideration.

8. Owner's Forum
Catherine Blakemore, President
No comments.

9. Adjournment
Catherine Blakemore, President
The meeting was adjourned at 10:51 AM.

The next meeting will be held at 9:00 AM on May 13, 2026 at:
ZOOM

The agenda for the next meeting is as follows:
To be determined.

Minutes submitted by: Julie Thompson

Minutes approved by: Matt Hicks