

May 14, 2025

Mammoth Estates Condominiums, Inc

Quarterly Managers Report

- Gary contacted Wildwood Pools-Fresno to inspect our jacuzzi for replacement/repairs. They will be in Mammoth mid to late May as they have the contract to install the pool/spas at the Limelight Hotel. We will submit the bid once obtained.
- We've had a reoccurring plumbing issue at Unit 200 with the main line clogging. Plumber has been working on resolving this reoccurring issue, and have scheduled Schilling Plumbing to dig at the problem spot and make the appropriate repairs. We have been waiting for the ground to thaw.
- Spa Creations installed a new chlorinating and temperature monitoring system that automatically controls the chemical balance in the spa. This system is controllable thru a wifi app. With this, Gary switched back from bromine to chlorine, hoping this will solve some of the spa clarity problems we have been experiencing.
- Black Gold walked the project with Gary and identified the repairs. BG will be submitting 3 separate bids for 3 separate area's. Hopeful to have the bid before the HOA Budget meeting. Considering BG could not accommodate our repairs last season, they promised to put Mammoth Estates at the top of their job list this season.
- Julie hired a new Electrician to complete the 2013 HOA Electrical Project. Unit's 111, 101 and 229 have been identified with electrical issues and are underway. Our project has 17 remaining Units to complete.
- Mildew identified in the Men's common area restroom. Gary is investigating the source.
- Weather permitting, the pool will open Memorial Weekend. Spa Creations will begin preparing the pool for this opening. Draining the water/cleaning the surface.
- Weather permitting, the common area pool furniture will be brought out of storage, cleaned and placed around the pool/gardens common area, before Memorial Weekend.
- Gary ordered and installed a sample wifi based door hardware on the office door. He has

been working with this hardware to confirm it's functionality as well as ascetics. Gary obtained a bid from build.com (recommended by Schlage) for 78 new door hardware with a Mastered key. The bid will be submitted to the Budget Committee for their recommendation to the Board.

- The brick planter on the corner of Horseshoe and Canyon suffered some damage from snow removal. Russ will make the appropriate repairs.
- Removed pine needles from the roof gutters in April.
- Julie contacted Eastern Sierra Propane to review the price per gallon and confirmed our original agreement of \$2.79 per gallon is in effect. Julie made this agreement with ESP when switching from Amerigas many years ago. The current commercial/residential rate is \$4.489/gal.
- The on-site Reserve Study was completed in April with the report delivered May 6th. The report will be included with the BOD quarterly meeting for their review.
- Exterior painting will begin, weather permitting. Sierra Paint and Drywall will walk the project with Gary to identify the areas. Front doors will be painted this season.
- Julie obtained a bid to replace the exterior indoor/outdoor carpet for the stairs at buildings 109-112, 136-139 and the Studio building. The bid was submitted to the Budget Committee for their review and approval.
- Gary and Russ walked the complex and prepared a spreadsheet for the identified repairs. Dan Sherby walked the project with the spreadsheet and also added several items. Gary will work on making the repairs.
- Julie contacted Mammoth Disposal and requested the dumpster(s) to be exchanged with newer models. The new dumpsters were exchanged last week.
- Please visit our HOA website www.MammothEstatesHOA.com for all your HOA documents, including your CC&R's, Bylaws, HOA Insurance, Architectural request forms, Board of Directors Meeting Calendar, Approved Minutes and past e-mails to our homeowners. If we can be of assistance to you, please give us a call (760)934-2884 or email HOAMammothEstates@gmail.com

12 Months of Real Estate News @ Mammoth Estates

Unit 101 Studio. Sold on 1/22/25 \$429,000

Unit 134 2bd/2ba split level. Sold on 2/14/25 \$889,000

Unit 126 4bd/3ba. Sold on 4/21/25 \$1,210,000.

- * The link below will offer you the MLS Listings to review
- * <https://s.paragonrels.com/goto/LPFVtzkMD7O>

Warmest regards,

