

November 15, 2023

Mammoth Estates Condominiums, Inc.

Quarterly Managers Report

- The last remaining original shake roof was replaced by Kenny Roofing . All 20 buildings now have composition roofs. The Contractor used 3 1/2" rigid insulation and 1/2" plywood.
- Kenny Roofing will do their best to inspect all remaining 19 building roofs prior to the winter season and make identified repairs, however, due to the wet Spring/Summer months and the short season, Kenny Roofing is behind on their work calendar and therefore will handle only emergency situations until next summer.
- In October, Julie organized each Units Fire Extinguisher to be re-certified or replaced, if necessary.
- Angelo's Chimney Service cleaned the 46 wood burning or pellet burning stoves at Mammoth Estates and made appropriate repairs to the identified roof pipes. Mammoth Estates has 32 propane fireplaces which do not require this maintenance.
- The loose exterior side panels on the south side of 112 were repaired
- The entry step at 230 and 109 was repaired
- The asphalt at the entry of 206 was filled
- In the Spring, the Fire Department offered our town to pick-up their broken limbs/stash. Unfortunately, the Fire Department under estimated the massive piles of stash accumulated around Town and advised us last week that they could not pick up our mountain of broken limbs/stash placed on our vacant lot. This week, we hired a crew with a dump truck to remove the mountain before we need the lot for snow storage. The Stash had to be disposed of in Benton due to the lack of available space in Mammoth.
- The gutters on all 19 buildings (excluding 131-135 Building) were cleaned
- After a year of negotiating with Optimum Cable/Internet, Julie secured an advantageous contract which increased our internet speed from 30mb to 400mb as well as replacing all Modems with a very minimal increase in expense. A Optimum Tech walked our entire complex and replaced all Modems and checked all cable lines. **The homeowners internet ID/PW can be located on the new Modem.** If a homeowner is having a technical issue, they can contact Optimum by calling (866)659-2861. Account # 07715-436020-01-8. Access code #3493.
- Mammoth Spa Creations replaced the spa motor in October.
- GC Firewood removed 8 large dead trees in October.
- All identified State Farm Claim repairs have been completed except for the exterior Studio Building repairs which are underway and expected to be completed by the end of November.
- Exterior painting at the complex has been completed
- Gary removed a bee-hive at the 200 building
- All pool furniture has been stored for the Winter Season
- Gary winterized the irrigation systems and removed the hoses around the complex
- In October, the batteries were exchanged in all HOA door hardware and the Master Code was updated throughout the complex.
- The snow stakes have been installed for the upcoming season and the ground snow removal contract with Construction Specialty has been executed.
- The lower deck of unit 222 needed adjusting/repair due to the severity of our 2023 winter season. Philbrook Construction made the appropriate repairs under the State Farm Claim at the end of October.
- Repaired the Mammoth Estates sign and re-painted
- Installed bird pins at building 213, 143 and Studios. Hopeful this will deter the bird debris.
- Gary repaired the light sensor at 124 building

- Repaired/replaced the damaged railroad ties at the 200 and 113 buildings
- Removed dirt to wood at the 205 building
- The State Farm Insurance Claim has only 2 more projects pending with repairs to the studio building and inspection to all the roofs. The Contractor has been working with the Town Building Department to push the permit through for the Studio building. The Town is back-logged and therefore caused our delay in repairs. Materials have been ordered and work will hopefully be completed within the next 4-6 weeks. The work is all exterior and will not affect the usefulness of the building for the homeowners.
- The pool closed for the season.

Real Estate News at Mammoth Estates

- 12/20/22 Studio #105 sold \$405,000
- 03/16/23 4BD/3BA #233 sold \$1,300,00
- 10/02/23 2BD/2BA #138 sold \$750,000
- **4BD/3BA #216 Current Listing \$1,325,000**

Gary and Julie Thompson