

**Mammoth Estates Condominiums, Inc.**  
**Minutes of the Quarterly Meeting of the Board of Directors**  
**November 15, 2023**  
**9:00 AM**

**Location of Meeting:**  
ZOOM

**Present at Meeting:** Catherine Blakemore, Ann Cooper, Landon O'Banion, Mark Acosta, Phil Beach, Dan Sherby, Mark Hutson and Julie Thompson

The regular meeting of the Board of Directors of Mammoth Estates Condominiums, Inc. was called to order at 9:03 AM on November 15, 2023 via ZOOM by Catherine Blakemore.

1. Approval of Minutes  
Catherine Blakemore  
September 13, 2023 Minutes were presented. M/S Cooper/Acosta to approve Minutes as submitted. Unanimously approved.
2. Presidents Report  
Catherine Blakemore  
2(a) Acknowledgment toward Julie for the work performed with Optimum Cable/Internet. The work is complete.  
2(b) The 2023 Winter repairs are almost complete. Due to the impacted Town Building Department, we have been waiting for the permit to begin the repairs to the Studio building. This is our final phase of our Insurance Claim.  
2(c) The debris on the vacant lot has been cleared off.
3. Finance Report  
Ann Cooper  
3(a) September Financial Statement has not been received from Butner's Office as yet, but the August Statement has been reviewed by both Cooper and Acosta.  
3(b) Julie was diligent in opening our Investment Account with Vanguard which took approximately a month to review our application. We transferred \$400,100 to Vanguard and invested equally in 2 CD's. One is a 3 month and the other is a 6 month. Both are at 5.35%.  
3(c) Cooper is in communication with Cindy Butner to open our 2nd checking account with Alliance Bank. This will be for the balance of our Contingency Fund and Reserves.  
3(d) Acosta has reviewed the July and August Financial Report and will review the September report once received.  
3(e) Within a couple months we should know the balance of our Insurance Claim proceeds and have a final number.  
3(f) Thank you to Julie who contacts the Owners that are in arrears for their monthly dues. We do not have anyone more than 30 days late.

4. Election Procedures

Catherine Blakemore

4(a) Our Association has taken advantage of the change in the law that states we can conduct our normal board nomination process and if the response is that we have the same or fewer nominees, we do not have to do the secret ballot as the Board can elect the nominees by Acclimation. At the last meeting we produced a timeline for the year which requires us to start the nomination process earlier.

M/S Hutson/Beach to approve the revised Election Procedures and adoption of the election timeline. Unanimously approved. Julie will post the Election Procedures on our website.

4(b) Mark Hutson will chair the Nominating Committee with Phil Beach and Homeowner, Ann Hoye. Julie has agreed to be the inspector of elections if we need to have a secret ballot.

5. Manager's Report

Julie Thompson

5(a) October has been a busy month with exchanging the Internet Modems and working with Optimum, cleaning the wood burning fireplace flues (32 Units are propane) and re-certifying all of the fire extinguishers.

5(b) Gary changed the batteries in all 78 door hardware as well as updating the Master Code in each door hardware.

5(c) The State Farm Insurance claim is almost complete with 2 remaining projects. The Studio Building and inspection of all the roofs. We are hopeful that the Roofing Contractor can inspect the roofs before the snow has fallen.

5(d) We removed 8 large dead trees

5(e) Quarterly Managers Report discusses many other subjects and the report has been emailed to the Homeowners as well as posted on the website

5(f) We have 19 Units remaining with the Electrical Project. We may look at other Electrical Contractors outside Mono County to complete this project.

6. Architectural Committee Report

Landon O'Banion

6(a) We have no new Homeowner requests at this time.

6(b) Unit 114 painted their vinyl clad exterior trim windows as per the instructions of the Architectural Committee and Board of Directors with the acceptable paint identified.

6(c) 3 remaining items unfinished out of 33 items on the HOA Project List for 2023.

7. New Business

Catherine Blakemore

7(a) Julie brought up the Town of Mammoth Lakes 45 day Moratorium with regard to obtaining a nightly rental certificate. Julie sent a email to the Association with a link to the pertaining documents and zoning map.

8. Owner's Forum

Catherine Blakemore

8(a) No Homeowners were present

9. Adjourn Meeting

Catherine Blakemore

9(a) The next Quarterly Board of Directors Meeting will be held via ZOOM on February 14th at 9:00am.

9(b) M/S O'Banion/Acosta to adjourn the meeting. Unanimously approved.

**IV. Agenda and Time of Next Meeting**

The next meeting will be held at 9:00 AM on February 14, 2024 at:  
ZOOM

The agenda for the next meeting is as follows:

To be determined

The meeting was adjourned at 9:57 AM by Catherine Blakemore.

Minutes submitted by: Julie Thompson

Minutes approved by: Landon O'Banion