

May 6, 2026

## Mammoth Estates Condominiums, Inc

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### Quarterly Managers Report

- The Association's long term electrical project continues to make excellent progress. Out of 78 units, only 6 units now remain to be completed. The goal is to complete 3 additional units prior to the close of the current fiscal year.
- Gary has been working closely with a local welder on the design and implementation of new visual unit location guidance signage throughout the property. This purpose is to improve visibility and directional assistance for locating condominiums units more efficiently.
- Julie recently mailed new owner parking permit stickers to all homeowners as an alternative to using the existing parking permits that hang from the rearview mirror. Homeowners who wish to utilize the new parking sticker are asked to place the sticker on the inside upper left hand corner of the vehicle. The guest parking pass remains unchanged.
- Spring cleanup throughout the property has been underway as we transition out of the winter season. Early season maintenance efforts have included property wide trash removal, pine needle cleanup, and general grounds maintenance.
- Gary recently installed an additional dog waste station at the far end of the cul-de-sac to better accommodate pet owners and encourage responsible cleanup. As a reminder to all residents and guests, this year has brought an unusually high volume of improperly discarded dog waste bags throughout the complex. Gary and Russ have been spending a considerable amount of time on a daily basis collecting and disposing of abandoned pet waste bags from our common areas. We ask our homeowners and their rental agents to remind our guests to properly dispose of pet waste in the dumpsters.
- We temporarily installed locks on all dumpsters for approximately 2 weeks in an effort to discourage unauthorized use by a local homeowner/contractor.
- Gary contacted the TOML requesting the reinstallation of the missing "No Parking" signs along Lakeview adjacent to the Association's vacant lot. During this past winter season, we experienced unauthorized vehicle parking in this area, which created access concerns for snow removal. The TOML responded promptly and installed new signage.
- We are currently working with the HOA electrician to obtain a proposal for upgraded heat tape systems throughout portions of the complex.
- Gary is currently meeting next week with a local contractor who has expressed interest in assisting with the construction of the HOA proposed common area

BBQ project. As an alternative plan, if necessary, Gary has also offered to take on the construction of the BBQ project himself.

- We experienced a short circuit in the common area laundry room that required our electrician to cut a large hole in the wall to investigate and make repairs. Sierra Paint and Drywall made the drywall repairs and painting.
- We are currently coordinating with Mammoth Spa Creations to prepare the pool for the upcoming summer season, with a targeted opening around Memorial Weekend. As part of the preparation process, the pool is in need of both a power wash and an acid wash. We are negotiating pricing and scheduling.
- Pool furniture is currently being retrieved from storage, cleaned, and arranged throughout the common area pool and spa areas.
- An ice dam was identified in one of the 4 bedroom units. In response, we hired Kenny Roofing to remove snow from the backside of the roof in order to identify the source of the issue and help alleviate the ice buildup. The issue was successfully addressed, and only minor interior painting repairs were necessary.
- We identified damage to a balcony railing at one of the 4 bedroom units during a recent property inspection. The damaged section was repaired and stained to match.
- The HOA annual reserve study is currently underway, and Management is awaiting the revised report for final review and inclusion within the annual homeowners meeting packet. The annual homeowners packet is scheduled to be distributed electronically to all homeowners no later than May 25th.
- Gary will be conducting a walk through inspection of the complex with the HOA painting contractor to identify exterior areas requiring painting and touch up work during the upcoming summer season.
- The painting contractor recently completed repairs to a front entry door at one of the 2 bedroom units located in the cul-de-sac area after bubbling and surface deterioration were identified.
- Homeowners are reminded that past Association emails, along with important documents such as the Association's Insurance policies, CC&Rs, bylaws, Architectural Committee request forms, and more, are available for review on the Associations website: [www.MammothEstatesHOA.com](http://www.MammothEstatesHOA.com).

The management team will continue to monitor ongoing maintenance projects and ensure that homeowners are kept informed of important updates.

Respectfully submitted,

Julie Thompson