Mammoth Estates Condominiums, Inc
Annual Homeowner's Meeting Minutes

Meeting Date and Time	
Date of Meeting:	June 28, 2025
Time of Meeting:	5:00 PM
Meeting Location	
Location of Meeting:	HOA Recreation Room and ZOOM 221 Canyon Blvd Mammoth Lakes, California 93546
Meeting Attendees	
Present at Meeting:	In Person: Board Members, Catherine Blakemore, Ann Cooper, Phil Beach, Mark Acosta. Via Zoom: Board Members, Dan Sherby, Matt Hicks, Kathleen Carnevale. In Person: Homeowners, Bill Wild, Michelle Beach, Vic Cooper, Tom King, Hilary McLeod, Elaine Iwamoto, Marko Sokolich, Jean Tanaka, Anne Tanaka, Donna Acosta. Via Zoom: Homeowners, Diane Felker, Lori Melman, Chris Sanford, Donna Asimont, David Primeau, Barbara, Phil, Mitzi and John Demman, Darryl Franklin, Andy Gaughn. Management; Gary and Julie Thompson, Russ Ferguson.

The regular meeting of the Homeowner's of Mammoth Estates Condominiums, Inc was called to order at 5:03 PM on June 28, 2025 at HOA Recreation Room and ZOOM. Julie Thompson confirmed that a quorum was present in person, via zoom or by proxy.

1. **Introduction of Board and HOA Members (Catherine Blakemore)**
   Each Board Member introduced themselves, followed by each Homeowner present.

2. **Approval of Minutes (Catherine Blakemore)**
   Action
   June 28, 2024 Minutes were presented.M/S Hilary McLeod/Dan Sherby to approve the Minutes as presented.Unanimously approved.

3. **Approve Election Revenue Ruling 70-604 (Catherine Blakemore)**
   M/S Ann Cooper/Phil Beach to approve the Election Revenue Ruling 70-604. Unanimously approved.

4. **Results of the 2025 Board Of Directors Election (Catherine Blakemore)**
   4.a. Catherine Blakemore explained that our bylaws were amended a few years ago, allowing the Board to elect by acclamation if there were the same or fewer members running for available seats.

4.b. We also approved the use of electronic voting. Therefore, in the event that the number of candidates running for board seats exceeds the number of available seats, electronic voting may be utilized.
4.c. Dan Sherby complimented and recognized Catherine Blakemore for her excellent work in drafting the amendments to the election rules, and Julie for her efforts in organizing.
4.d. The 2025-2026 Board Members are; Catherine Blakemore, President. Ann Cooper,Treasurer. Matt Hicks, Secretary. Dan Sherby, Mark Acosta, Phil Beach and Katherine Carnevale as Members at Large.

5. **Presidents Report (Catherine Blakemore)**
5.a. The main project underway is the replacement of our current door hardware with Wi-Fi enabled hardware. Materials have already been purchased and delivered, and Gary will begin installation toward the end of the summer and into the fall.
5.b. The asphalt is being repaired and we have accepted a bid from Black Gold as well as re-surfacing. We are hopeful work will begin mid July.
5.c. We have accepted a bid to repair the spa. We are hopeful work will begin in the Fall

6. **Finance Report (Ann Cooper)**
6.a. All repairs have been completed from the 2023 winter season.
6.b. This past fiscal year, our snow removal was below our budget expectations.
6.c. The Contingency Fund balance is approximately $200,000, a portion of which is held in certificates of deposit (CDs). The Reserve Fund is also substantially invest in CDs, yielding an average return of approximately 4%.
6.d. Budget for the 2025-2026 Fiscal Year has a small monthly dues assessment increase of approximately 4.5%.
6.e. State Farm Insurance represents the largest budget increase. In addition, many monthly utility expenses have risen in 2025 and are expected to increase in 2026.
6.f. The Electrical Project is nearing completion, with approximately 15 units remaining.
6.g. We are working on the capital projects.

7. **Architectural Committee (Phil Beach)**
7.a. Phil Beach provided an update on the HOA electrical project. He reported that Julie hired a new electrician who is working more efficiently. Phil asked the remaining homeowners, for their cooperation when Julie coordinates scheduling. He emphasized that the association no longer has flexibility in the schedule and that homeowners are required to comply.
7.b. Parking: The architectural committee has established a parking policy, which has been posted on the Association website, distributed via email to all homeowners-Rental Agents on file, and included in the Annual Homeowners Meeting packet. Parking signs have been installed, towing will be enforced, and permits must be visibly displayed. In addition, the Association is in the process of implementing permanent vehicle stickers for homeowners. Gary discussed that using your parking pass will deter the offenders, as they will see that they are required to have a parking pass.

8. **Manager's Report and Question & Answers (Gary and Julie Thompson)**
8.a. Gary offered the following Town News:
* The Limelight (Aspen's new development on the corner of Canyon and Main Street) will open Winter 2025-2026.They have 15 Residences and a full-facility Hotel (not a

condo-hotel). 151 Hotel Rooms.181 parking spaces.There is also a restaurant, workout facility, pool, spa, and bar.
* Rock Springs (Minaret and Main Street) This will be a condo hotel, available for purchase. 5-story building with 118 units and 198 bedrooms. There is also a Restaurant and underground parking.
* Marriott Residents Inn (Burner Street) This will have 101 rooms, a bar, and a lounge.
* Eastside Bakery is new in Town. It moved from McGee Creek and is located under the Tavern Bar and Grill.
* Ursa Restaurant, open on weekends only. Corner of Old Mammoth Rd and Meridian.
* The old Slocums Restaurant building has sold and we anticipate a restaurant to take its place. About 1M+ in renovations necessary.
* Harmony Restaurant: A Brazilian Restaurant on Old Mammoth Road
* Rock Springs and The Limelight will both have a Restaurant.
8.b. Dan Sherby asked for an update on the Short Term Moratorium. Catherine stated that the rules have changed wherein you must have a Manager within a short distance 24/7 for emergencies, an inspection must be made by the TOML and the the homeowner must be the one to have the certificate.
8.c. Catherine Blakemore inquired about the potential impact on the town once all the new hotels are operational. Gary responded that the town's workforce resources are limited. He noted that the town is addressing this by construction of low-income housing on the parcel behind the Shell Station (formerly the Shady Rest Parcel). Of the planned 141 units, 80 have been completed and ready for occupancy. The development consists of four-story prefabricated buildings.
8.d. Hilary McLeod asked if a homeowner was considering replacing a toilet, could Gary offer information, considering he is a Board Director for the Mammoth Lakes Water District.Gary stated that the MCWD offers a $200 rebate for replacement of toilets and dishwashers.A homeowner can apply online, using the MCWD website.
8.e. Catherine Blakemore asked about Measure M:Gary explained that Measure M passed at the last election.This $98. increase will appear on your Mono County property tax statements to cover the Fire Departments programs.
8.f. Gary discussed a company called Clean Up the Lakes, a primarily volunteer-based 501(c)(3) nonprofit. The group focuses on cleaning the perimeters of local lakes up to six feet. They recently completed a cleanup at Convict Lake, recovering items including parts of a Model T, numerous beer cans, fishing lures, tires and other debris.
8.g: Hilary McLeod asked if we considered placing large address numbers on the side of our buildings.Gary stated that he had been looking into this subject and the Fire Department would appreciate the signage. Size would be approximately 4 feet.
8.i. Catherine Blakemore wanted to remind our homeowners that if they want to do any upgrades, to please contact Julie for guidance on what would be considered HOA and how to approach the Architectural Committee with your requests.

9. **New Business (Catherine Blakemore)**
No new business

10. **Adjourn Meeting (Catherine Blakemore)**
M/S Ann Cooper/Hilary McLeod to adjourn the meeting. Unanimously approved.

The next Annual HOA meeting will be held at 5:00 PM on June 27, 2026 at: HOA Recreation Room and ZOOM
221 Canyon Blvd Mammoth Lakes, California 93546

The agenda for the next meeting will be determined..

The meeting was adjourned at 5:58 PM

Minutes submitted by: Julie Thompson
Minutes approved by: Matt Hicks