



Mammoth Estates Condominiums, Inc.

HOA 2026 Annual Meeting Packet

Important HOA documents for the upcoming Saturday, June 27th Annual Homeowners Meeting are included in the email. Please read and download the link below.

[Download 2026 HOA Annual Meeting Packet](#)

Greetings!

Please click the link above to download your 2026 Mammoth Estates Annual Meeting Packet. Your packet will NOT be mailed to you unless you have requested a copy via USPS. You can also access this packet on the HOA Website: www.MammothEstatesHOA.com

Your packet will include:

- Cover Notice
- Agenda
- 2025 Draft Minutes of Annual Meeting
- President's Report
- Treasurer's Report
- 2026 Reserve Study
- 2026-27 Approved Budget
- 2026-27 Fee Calculations
- 2026 Election of Board Members by Acclamation
- 2026-2027 Bio's of HOA Board Members
- 2026 Insurance Letter
- 2026-27 State Farm Insurance Dec Sheet
- 2026-27 Earthquake Endorsement
- Annual Statement
- Internal Revenue Code Election under Ruling 70-604. * Please note that your vote is important on this ruling. **The Board recommends a "yes" vote. Please read below:**

[Internal Revenue Code Election Under IRS Ruling 70-604](#)

Purpose

The purpose of 70-604 is to allow HOAs to carry over excess membership income over membership expenses to the next year without paying income tax on the excess.

Approval of the revenue ruling by the membership gives the association the option to file the most cost-effective tax form. If the resolution is not approved, then the association will not be able to take advantage of Revenue Ruling 70-604 and may therefore be open to paying higher taxes on any excess membership income.

This election must be made each year and should be made prior to the end of the fiscal year. The membership must vote to approve the revenue ruling.

If a Homeowner can not be present at the Annual Homeowners Meeting, either in person or remotely by ZOOM in order to place their vote, a **homeowner may offer their Proxy Vote to Julie Thompson**. Please contact Julie at HOAMammothEstates@gmail.com or call her at (760)934-2884 prior to the June 26, 2026 Annual Homeowners Meeting.

MAMMOTH ESTATES HOMEOWNERS ASSOCIATION ANNUAL MEETING NOTICE

Saturday, June 27th at 5:00pm

Location: 221 Canyon Blvd., Mammoth Lakes CA 93546, in the recreation room
or via **ZOOM** (details below)

Topic: Saturday, June 27th Annual Homeowners Meeting
Time: Jun 27, 2026 05:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

[https://us02web.zoom.us/j/86346808348?
pwd=3w6xn3A5Y0ncMog1Qusz8vbnqoYwLU.1](https://us02web.zoom.us/j/86346808348?pwd=3w6xn3A5Y0ncMog1Qusz8vbnqoYwLU.1)

Meeting ID: 863 4680 8348

Passcode: 243202

One tap mobile

+16694449171,,86346808348#,,, *243202# US

+16699006833,,86346808348#,,, *243202# US (San Jose)

Join by SIP

• 86346808348@zoomcrc.com

Join instructions

[https://us02web.zoom.us/join/86346808348/invitations?
signature=JdORhcUJ7GaiLy1DBhRvkO0DgcFqSPBwA-fOjMfm7ts](https://us02web.zoom.us/join/86346808348/invitations?signature=JdORhcUJ7GaiLy1DBhRvkO0DgcFqSPBwA-fOjMfm7ts)

Dinner following our meeting
PLEASE RSVP BY JUNE 23rd

There will be a meal directly after the annual HOA meeting. This is a great opportunity for us to interact with our neighbors and make new friends! If you could send me an email at

HOAMammothEstates@gmail.com as soon as possible, I would appreciate it, as I will be preparing the dinner and dessert for everyone.
We are eager to join you for another wonderful Mammoth Estates Annual Homeowners Meeting!

Sincerely,

Julie Thompson
HOAMammothEstates@gmail.com
(760)934-2884

Quarterly Board of Directors Meeting

4:30PM, June 27th (prior to the Annual Meeting)

Agenda

Join Zoom Meeting

[https://us02web.zoom.us/j/9843729939?
pwd=TIFmQ1l1Y1k3Z3o3YkZXQ29FMHgrdz09&omn=88069690796](https://us02web.zoom.us/j/9843729939?pwd=TIFmQ1l1Y1k3Z3o3YkZXQ29FMHgrdz09&omn=88069690796)

Meeting ID: 984 372 9939 Passcode: 6ZfVUp

1. Call the meeting to order and establish a Quorum: Ann Cooper
2. Approval of Minutes (Action) Matt Hicks
 - a. May 13, 2026
3. Election of Officers: (Action) Dan Sherby
4. New Business: Board Member Questions/Discussion
5. Adjourn Meeting

Mammoth Estates Condominiums, Inc | Post Office Box 1117 221 Canyon Blvd | Mammoth Lakes, CA
93546 US

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