# Mammoth Estates Condominiums, Inc.
# Quarterly Board of Directors Meeting Minutes

| Meeting Date and Time | |
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| **Date of Meeting:** | May 13, 2026 |
| **Time of Meeting:** | 9:00 AM |
| **Meeting Location** | |
| **Location of Meeting:** | Zoom |
| **Meeting Attendees** | |
| **Present at Meeting:** | Board Members; Catherine Blakemore, Ann Cooper, Phil Beach, Matt Hicks, Kathleen Carnevale, and Mark Acosta. HOA Management; Julie Thompson. Homeowner; Darryl Franklin |
| **Absent from Meeting:** | Dan Sherby |

The regular meeting of the Board of Directors of Mammoth Estates Condominiums, Inc. was called to order at 9:00 AM on May 13, 2026 via Zoom by Catherine Blakemore.

1. Approval of Minutes (Action)
   Matt Hicks, Secretary
   The February 11, 2026 quarterly board meeting minutes were presented. M/S Hicks/Beach to approve the minutes as presented. Unanimously approved.

2. President's Report (Action)
   Catherine Blakemore, President
   2.a. The ongoing HOA electrical project, noting that Julie has been coordinating closely with the association's electrician, and it is anticipated that only 3 remaining units will need to be completed during the next fiscal year.
   2.b. Julie recently prepared and submitted a grant application through Cal Fire Dept requesting $5,000. We anticipate an answer within 2-3 months.
   2.c. At the last Board Meeting we approved a prioritized list of upcoming improvement projects for planning and budgeting purposes. We are off to a great start with this list.
   2.d. The upcoming annual homeowners meeting will be conducted in a hybrid format to allow both in person and Zoom participation. Julie organized a guest speaker, Beth Burnam, Firewise Coordinator.

2.e. This will be the final Board of Directors meeting for the current fiscal year. M/S Cooper/Hicks to approve the dates as presented for the 2026-2027 fiscal year quarterly Board of Directors meetings; September 9, November 11, February 10, May 12 and June 26, 2027 for the annual homeowners meeting. The Budget Committee meeting will be determined. Unanimously approved.
2.f. The Reserve Study report has been completed and included in this current Board meeting packet. Julie will include a copy with the homeowner's annual meeting packet.

3. Election Committee (Action)
   Kathleen Carnevale
   3.a. Carnevale/Beach to elect the current Board members by acclamation, including Mark Acosta, Phil Beach, Catherine Blakemore, Kathleen Carnevale, Ann Cooper, Matt Hicks, and Dan Sherby. Unanimously approved.
   3.b. Catherine Blakemore stated that the Board was permitted to proceed with the election by acclamation pursuant to the Association's election procedures and California State law, as there were 7 qualified homeowner candidates for the 7 available board positions.
   3.c. Kathleen Carnevale noted that 1 additional homeowner had submitted an application for candidacy, however, the homeowner did not meet the qualifications established under the election rules, as the individual had not yet owned the property for the required minimum period of one year.
   3.d. There are 3 Officer positions to be appointed for the upcoming fiscal year at the upcoming June 27th quarterly Board of Directors meeting. President, Secretary, and Treasurer. Any Board member interested in serving in an officer position was asked to submit their interest to Julie no later than June 19, 2026.

4. Treasurers Report (Action)
   Ann Cooper, Treasurer
   4.a. The proposed budget for 2026-2027 was reviewed and discussed. Using the February financial reports as a working reference, the proposed assessment increase was estimated between approximately 3.4% and 3.8%, depending on unit type. Projected increases were included for insurance premiums, pool/spa, various utility expenses. A new budget category for fire prevention was added to better identify expenses related to fire mitigation. M/S Cooper/Acosta to approve the budget as presented. Unanimously approved.
   4.b. With respect to the Reserve Study report, it was noted that the reserve funding percentage has decreased to approximately 35.5%, compared to 48.3% the previous year. The decrease was due to increased expenditures related to the HOA electrical project.
   4.c. The Budget Committee recommended increasing the amount allocated to reserves by approximately 9%. This adjustment is intended to rebuilding the reserve account.
   4.d. The current fiscal year snow removal expenses may finish favorably below the projected $120,000 budget, potentially by $30,000 to $40,000. The board may consider allocating a portion of those surplus funds into reserves during the September financial review in an effort to further strengthen reserve funding levels.
   4.e. A 6 month CD in the amount of $160,000 was purchased through the operating fund. To maintain adequate liquidity for ongoing expenses, $50,000 is in the process of being transferred from the Vanguard account back to Alliance Bank. Additionally,

another CD had recently matured, and a new 9 month CD in the amount of $125,000 was purchased, with an anticipated maturity date in February.
4.f. It was clarified that the fire prevention line item can be associated with removal of dead trees, our yearly wood burning fireplace flu cleaning, and our yearly certification of fire extinguishers. The homeowner is responsible for maintaining their smoke and CO detectors.

5. **Architectural Committee**
Phil Beach, Architectural Committee Chairperson
5.a.Phil provided an update regarding the recent property walkthrough with Gary. He reported that no major issues were identified. He discussed painting solutions for the white vinyl window trims, several trees were identified for removal, drainage concerns near the clubhouse and spa area, replacement of several exterior panels. The property remains in generally good condition.
5.b. Phil reported that the majority of projects were completed from the 2025 maintenance report.
5.c. Catherine made mention of the Reserve Study report, which was discussed by Ann during her financial report. It was noted that the report appeared straightforward and consistent with thee anticipated reserve planning. Catherine acknowledged Julie's efforts in coordinating and finalizing the report. As part of the review process, adjustments were made to certain lifespan assumptions, resulting in a improved reserve funding percentage compared to the initial draft.

6. **Managers Report**
Julie Thompson, HOA Management
6.a. Julie reported that Gary was currently meeting with the MLFD regarding permits associated with the proposed common area BBQ project. The MLFD has requested that when installing propane systems, a homeowner obtain review through the MLFD in addition to the TOML building department permit. This has been a 5 week process, to date.
6.b. Julie prepared and submitted a $5,000 grant application through the Cal Fire Department. The grant request is intended to assist with the HOA new building signage project.
6.c. General spring operation throughout the complex were progressing smoothly following a mild winter season.
6.d. An update on the HOA ongoing efforts to become recognized as a Firewise Community, Julie explained this has been a 1 year process which involves inspections, and extensive review of documentation requirements. Julie invited the Firewise coordinator Beth Burnam to provide a brief presentation during our upcoming annual homeowners meeting as part of continued efforts toward Firewise recognition.

7. **New Business**
Catherine Blakemore, President
7.a. Catherine reminded us of our annual homeowners meeting scheduled for this coming June 27th. If anyone has an item to add to that Agenda, please let her know.
7.b. The Board will be elected by acclamation.

8. **Owner Forum**
Catherine Blakemore, President

8.a. Homeowner Darryl Franklin addressed the Board regarding an existing fixed angle video camera installed at Unit 130. He explained that he had recently become aware of the HOA rule after discussions with Julie. Darryl stated that the camera is used primarily in connection with short term rental and serves several purposes, including monitoring occupancy compliance, and providing potential liability protection. The camera is a fixed in place, does not zoom or move, and is primarily directed toward the unit's front stairs and entry area.
8.b. Catherine Blakemore explained that such exterior modifications require review and approval through the HOA Architectural Committee process. The committee's review would include consideration of privacy concerns and compliance with California privacy laws. The homeowner was asked to submit an application, found on the HOA website, requesting retroactive approval, and he was informed of his right to attend the committee meeting and present additional information if desired.
8.c. Darryl Franklin thanked the Board and Management for their volunteer service and felt our Association was excellently managed.

9. Adjournment
Catherine Blakemore, President
Ann Cooper made a motion to adjourn the meeting at 9:33 a.m.

The next meeting will be held at 4:00 PM on June 27, 2026 at: 221 Canyon Blvd (recreation room) and via Zoom.

The agenda for the next meeting is as follows:
To be determined

Minutes submitted by: Julie Thompson

Minutes approved by: Matt Hicks