

Mammoth Estates Condominiums, Inc
Minutes of the 2022 Annual Meeting of the Homeowners
June 18, 2022 5:00 PM

Location of Meeting:

HOA Recreation Room/Zoom
221 Canyon Blvd
Mammoth Lakes, California 93546

Present at Meeting:

Board and HOA Members Catherine Blakemore, Bill Wild, Landon O'Banion, Anne Tanaka, Jean and Marko Tanaka-Sokolich, Michael and Kathleen Carnevale, Dan Sherby, Ann Cooper, Phil and Michelle Beach, Myke Mueller, Donna Asimont, Hilary McLeod, Kurt and Jessica Eakin, Ted and Randa Pearson.

Managers and Others: Gary and Julie Thompson, Russ Ferguson

The regular meeting of the Homeowners of Mammoth Estates Condominiums, Inc. was called to order at 5:08 PM on June 18, 2022 at HOA Recreation Room/Zoom by Catherine Blakemore.

1. Establish A Membership Quorum

Catherine Blakemore

Julie Thompson confirmed we had 56 Ballots returned and we have a quorum for the HOA Annual Homeowners Meeting.

2. Approval of 2021 Annual Meeting Minutes

Landon O'Banion. Presented the minutes from the 2021 HOA meeting.

M/S (Cooper/Bill Wild). Unanimously approved.

3. President's Report

Catherine Blakemore

1. Blakemore expressed the gratitude of the Association and Board of Directors for the two retiring Board of Director members Christina Hutson and Urban Klintworth.

4. Treasurer's Report

Ann Cooper reported the following:

1. The 22-23 Fiscal year Budget was unanimously approved by the Board of Directors at its May meeting.

2. The monthly HOA dues will be increased by approximately 7.5%. The dues per unit size are:

4BD \$881.27 3BD \$822.46

2BD (split level) \$587.21 2BD (single story) \$528.40 Studio \$351.96

3. Highlights from the financial statements are:

- \$60,000 Snow Removal Budget is over budget by approximately \$20,000
- Utilities and Insurance expenses were higher this last fiscal year
- We contributed 10K to the HOA Contingency Fund
- The financial statements reflect a balance of \$85,000 at end of June 2022

4. Pending Projects

- Balconies and stairs will be inspected in September 2022
- Electrical project is 2/3 complete and funds to continue the work are in the budget
- We are waiting for the results of the on-site Reserve Study and will provide owners with a copy of the report once it is completed.

5. Architectural Committee Report

Landon O'Banion reported the following:

1. In an effort to streamline, the CCR's were amended and as a result the Architectural Committee has the authority to approve some of the homeowner requests versus waiting to submit the reviewed request to HOA Board for full approval.

If a request is denied, the homeowner retains the right to have the matter considered by the Board

Homeowners can access the AC request forms from the HOA Website. www.MammothEstatesHOA.com

6. Manager's Report

Gary Thompson reported the following:

1. Kenny Roofing is scheduled to inspect all roofs-skylights-flues this August and will immediately make the repairs identified

2. Weather permitting, asphalt repairs are scheduled this summer/fall with Black Gold

3. Mammoth Lakes water restriction is at Level 3. No plants or sod can be planted and watering is restricted to several days a week.

4. 51 units have been completed on the HOA Electrical Project and 27 Units remain.
5. There is a new Condominium development on Lakeview with 8 new 3BD Units. The development of Aspen/ Limelight Hotel excavation is underway on the corner of Main/Canyon.

7. Results on Ballot Items and Elections of Directors of The Board

Julie Thompson reported the following results of the election and the other ballot items

- a) No Nominations from the Floor
- b) 7 Directors were voted onto the Board. Blakemore, Cooper, M.Hutson, Beach, Acosta, O'Banion and Sherby.
- c) Election of Revenue Ruling 70-604 had 56 affirmative votes and therefore passed.
- d) Election of Revisions to the Bylaws all passed with the following votes:
 - i. Article 3.7 56 Affirmative votes
 - ii. Article 4.1 55 Affirmative votes
 - iii. Article 5.1 54 Affirmative votes
 - iv. Article 5.2(a) 55 Affirmative votes
 - v. Article 5.2(b) 56 Affirmative votes
 - vi. Article 7.19 56 Affirmative votes
 - vii. Article 7.1.11 55 Affirmative votes

8. Motion To Adjourn

Catherine Blakemore requested a motion to adjourn and thanked owners for attending. M/S (Sherby/Beach). Unanimously approved. The meeting was adjourned at 5:50pm

Agenda and Time of Next Meeting

The next meeting will be held at 5:00 PM on June 24, 2023 at: Mammoth Estates Recreation Room and Zoom
221 Canyon Blvd, Mammoth Lakes, California 93546

The agenda for the next meeting is to be determined

Minutes submitted by: Julie Thompson

Minutes approved by: Landon O'Banion, Secretary