

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

Meeting Date and Time	
Date of Meeting:	November 19, 2025
Time of Meeting:	9:00 AM

Location of Meeting:	Zoom
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Meeting Attendees	
Present at Meeting:	Board Members; Catherine Blakemore, Ann Cooper, Matt Hicks, Dan Sherby, and Kathleen Carnevale. HOA Management; Julie Thompson. Homeowners: Diana Felker
Absent from Meeting:	Phil Beach, and Mark Acosta

The regular meeting of the Board of Directors of Mammoth Estates Condominiums, Inc. was called to order at 9:03 AM on November 19, 2025 via Zoom by Catherine Blakemore, President.

1. Approval of Minutes (Action)
Matt Hicks, Secretary
The September 10, 2025 quarterly board meeting minutes were presented. Ann Cooper made mention that she was not present at the September 10th meeting and this was not included in the minutes. M/S Hicks/Sherby to approve the minutes as amended. Unanimously approved.

2. Presidents Report
Catherine Blakemore, President
 - 2.a. Catherine Blakemore complimented management on the excellent overall appearance of the complex. She noted that the new jacuzzi, recently completed asphalt work, fresh painting, and the landscaping all looked wonderful, and expressed appreciation for management's continued attention to the property.
 - 2.b. Julie recently advised that State Farm renewed our Fire Insurance policy with a premium increase. Catherine sent Julie and Ann a few articles regarding Insurance Commissioners approval of Insurance premium increases for the next 2 years to help manage the cost associated with the two L.A. fires.

2.c. Julie stated that our local Insurance Agent is working on the renewal of our Earthquake policy and we are not anticipating a large increase of our premium.

3. Financial Report

Ann Cooper, Treasurer

3.a. The August/September reports were submitted as part of the directors packet for this meeting.

3.b. The State Farm fire insurance premium increase for December 2025-2026 is approximately \$29,0000, with approximately \$15,000 allocated to the current fiscal year. This adjustment will be incorporated into the planning during the May Budget Committee meeting.

3.c. Butner submitted the annual financial report for June 2025. Ann is reviewing with Butner's office for a few revisions.

3.d. Catherine mentioned that it is nice to see Butner providing our reports in a timely manner with the return of a few of her staff members.

3.e. We have 1 CD investment checking account and 3 investment accounts with VanGuard, which we will consider renewing as the money market rate is approximately 3.5%, similar to the CD rates.

4. Election Timeline (Action)

Dan Sherby, Chairperson

4.a. Dan Sherby updated the 2026 election timeline to reflect our current guidelines, which he included in the board meeting packet.

4.b. Sherby noted that the election procedure revisions implemented several years ago have successfully streamlined the process and are functioning effectively.

4.c. M/S Sherby/Cooper to appoint Julie Thompson as the inspector of elections and a second motion to approve the 2026 election timeline. Both were unanimously approved.

5. Architectural Committee

Dan Sherby, Committee Member

5.a. The homeowner of Unit 107 requested to remove and replace the existing windows and sliding door as well as install propane for a fireplace, tankless water heater and a washer and dryer hook-up. The committee approved the homeowners request. Julie will oversee the work and permits filed.

5.b. Catherine made mention that a homeowner can find the architectural request forms on the HOA website. If the committee declines the homeowners request, the homeowner can appeal to the board directors.

6. Managers Report

Julie Thompson, HOA Management

6.a. Julie complimented Gary on his work over the summer replacing all of the Association's front door hardware with WiFi capable equipment. The project proved to be more complex than originally anticipated, but homeowners have provided positive comments. All doors have also been repainted.

6.b. Julie reported that the jacuzzi refurbishment is complete and looks fantastic. An unexpected electrical repair was required during the project, which extended the timeline slightly; however, the final results are excellent.

6.c. 10 units remain in the Association Electrical Project, with work currently underway on Unit 121. To date, approximately \$53,000 has been spent in this fiscal

year.

6.d. Catherine thanked Julie for her work on the BBQ rules and compliance efforts. Homeowners have been receptive, and the rollout has been going smoothly.

6.e. Julie reported that she has been working closely with the FireWise organization, and that our property was recently inspected by the local fire marshal along with FireWise representatives. The inspection results were positive, and both agencies offered several compliments on the condition of our complex. A short list of minor recommendations was provided, and management will be addressing these items accordingly.

6.f. Julie reported that our insurance agent attributed the association's renewal with State Farm, in part, to our proactive fire safety efforts. Our Involvement with organizations such as FireWise, along with maintaining an annual fire safety maintenance plan, were noted as strong contributing factors.

7. New Business, General Discussion

Catherine Blakemore, President

7.a. Dan Sherby suggested that once the electrical project concludes, the Association consider another improvement project, such as installing roof and gutter heating systems on the remaining buildings. Julie noted that the buildings where the ByLin heating system has already been installed have performed well and have been effective in preventing ice dams.

8. Homeowner Forum

Catherine Blakemore, President

No comments

9. Adjournment

Catherine Blakemore, President

9.a. Catherine noted that, according to Robert's Rules of Order, a Board of Directors meeting does not require a motion to adjourn.

9.b. The meeting was adjourned at 10:26 a.m.

The next meeting will be held at 9:00 AM on February 11, 2026 via:
Zoom

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

Minutes submitted by: Julie Thompson

Minutes approved by: Matt Hicks