



Work to be performed this Saturday/Sunday

Hello Julie.,

We are pleased to report that the carpet materials came sooner than expected, and the carpet contractor will replace the carpet on the outdoor stairs and entry pads at the following buildings this Saturday and Sunday. The work will be done in the following order:

- **Studio Building**
- **109-112 Building**
- **136-139 Building**

Please let your family and guests know that although they have complete access, they should use caution when passing the area where work is being done. It is expected that the work will be finished by Monday.



2 days until our HOA Annual Meeting!
Saturday, June 28th 5:00pm

HOA 2025 Annual Meeting Packet and ZOOM link are included in this email.

Important HOA documents for the upcoming Saturday, June 28th Annual Homeowners Meeting are included in the email. Please read and download the link below.

Download 2025 HOA Annual Meeting Packet

Hello Julie,

Please click the link above to download your 2025 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:

- Agenda
- 2024 Draft Minutes of Annual Meeting
- 2025 Reserve Study
- 2026 Budget
- 2025-2026 Bio's of HOA Board Members
- President's Report
- Treasurer's Report
- Parking Rules, effective July 1, 2025
- Quarterly Managers Report, Dated May 2025
- 2025-26 Fee Calculations
- Financial Review
- 2025-26 Insurance Dec Sheet
- 2025-2026 Annual Policy 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 email Julie your VOTE or PROXY prior to June 28th, if you cannot attend the meeting.**

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 28, 2025 Annual Homeowners Meeting.

MAMMOTH ESTATES HOMEOWNERS ASSOCIATION ANNUAL MEETING NOTICE

Saturday, June 28th at 5:00pm

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

Topic: HOA Annual Homeowners Meeting, June 28, 2025
Time: **Jun 28, 2025 05:00 PM** Pacific Time (US and Canada)
Join Zoom Meeting
[https://us02web.zoom.us/j/88167325119?
pwd=al14yabcnDg668Cksk8Nlsg9dRrFUD.1](https://us02web.zoom.us/j/88167325119?pwd=al14yabcnDg668Cksk8Nlsg9dRrFUD.1)

Meeting ID: 881 6732 5119
Passcode: 788551

One tap mobile
+16694449171,,88167325119#,,,*788551# US
+16699006833,,88167325119#,,,*788551# US (San Jose)

Dial by your location

- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 646 931 3860 US
- +1 689 278 1000 US
- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 360 209 5623 US
- +1 386 347 5053 US

Meeting ID: 881 6732 5119

Passcode: 788551

Find your local number: <https://us02web.zoom.us/u/kdulNtAMwc>

Dinner following our meeting

You're invited to join us directly after the annual HOA meeting for a dinner party. This is a wonderful opportunity for us to interact with our neighbors and make new friends!

We are eager to join you for another wonderful Mammoth Estates Annual Homeowners Meeting!

Sincerely,

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



HOA Calendar

- 4:00pm June 28 2025 Quarterly Board of Directors Meeting via Zoom and/or in person. (short meeting prior to the HOA Annual Homeowners Meeting).

AGENDA

- **5:00pm June 28 2025 HOA Annual Homeowners Meeting** via Zoom and/or in person. Agenda is included in the above HOA annual meeting packet as well as posted above.

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

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