

Mammoth Estates Condominiums, Inc.
Minutes of the Annual Meeting of the Homeowners Association
June 24, 2023
5:00 PM

Location of Meeting:

Recreation Room and Zoom
221 Canyon Blvd
Mammoth Lakes, California 93546

Present at Meeting: Catherine Blakemore and Bill Wild, Ann and Vic Cooper, Phil and Michelle Beach, Mark and Donna Hutson, Donna Acosta, Dan Sherby, Gary and Julie Thompson, Russ Ferguson, Tom and Sean King, Johann and Hailey Jonus, Nala Ferrari, Elaine Iwamoto, Travis and Jennifer Wimer, Kurt Eakin, Donna Asimont, Myke Mueller, Marco and Jean Tanaka, Steve and Janice Carlton, Megan and Doug Hayden, Hilary McLeod, Ann Tanaka, David Primeau and Andy Gaughan

The regular meeting of the Homeowners Association of Mammoth Estates Condominiums, Inc was called to order at 5:03 PM on June 24, 2023 at Recreation Room and Zoom by Catherine Blakemore.

1. Establish Membership Quorum
Catherine Blakemore
1(a) We received 61 written ballots, therefore we met our Quorum requirements of 43.
2(b) Catherine asked each Member present to introduce themselves including the Zoom participants.
2. Presidents Report
Catherine Blakemore
Catherine thanked the Mammoth Estates Management for all of their hard work during the extraordinary winter season. She noted that they are doing a great job managing our Insurance Claim and that work is underway. She expressed that she hoped Homeowners would be patient during the repair process.
3. Treasurers Report
Ann Cooper
3(a) The 2023-24 Budget has been approved.
3(b) The HOA dues have been increased by approximately 9.5-10% due to increased expenses including an increased budget for snow removal .
3(c) Snow removal expenses totaled approximately \$800,000. We had a Budget of

\$80,000 and \$95,000 in our Contingency Fund. Our Emergency Assessment totaled \$625,000. Half of the emergency assessment was due in May the other half will be billed monthly, starting July 1st.

3(d) The State Farm Catastrophe Claim is underway. Virtually every Unit has some type of repair. We have received our initial Insurance settlement funds, which will be helpful in keeping the repairs moving forward.

3(e) We continue to allocate funds toward our Reserve Fund.

3(f) We will continue to move forward with our Electrical Project. Our goal is to complete 3 to 4 Units per year.

4. Architectural Committee

Catherine Blakemore

4(a) A year ago we made changes to delegate authority to the Architectural Committee to approve HOA requests for modifications and improvements to their units. This year, we delegate authority to the Management company to approve the Homeowners common window replacement requests.

4(b) Elevated Structure Inspection was completed last year. We did not have significant problems. The identified repairs needed will be addressed.

4(c) Mark Hutson noted the Board had adopted rules regarding these of cameras on the premises, balancing safety and privacy concerns.

4(d) Dan Sherby noted that several Insurers have decided to not write new policies in California and encouraged Homeowners to continue their current HO6 Policies.

5. Manager's Update

Gary Thompson

5(a) Snow was our main priority this year and our repairs are currently moving forward. He thanked Russ Ferguson for all his work this year.

5(b) The State Farm Insurance Claims Adjuster walked every unit with Julie.

5(c) We were fortunate to secure our General Contractors for the State Farm Claim repairs early on. Due to the shortage of resources in Mammoth Lakes, we anticipate other Associations will manage their repairs in 2024.

5(d) Catherine reminded the Homeowners that our Drywall Contractor is repairing a Building at a time and Julie has been sending out notices with instructions. The protocols followed is a progression of repairs by the General Contractor. Cooperation and patience is necessary.

5(e) Julie mentioned that our repair priorities are safety first. Unsafe Balconies, steps and railings will be repairs before cosmetic damages. The General Contractor is presently making these identified safety repairs.

6. Election of Directors and Other Matters

Julie Thompson

6(a) We received 61 Ballots. All Seven (7) Directors have been re-elected to the Board.

6(b) Election Revenue Ruling 70-604 passed

6(c) Gary mentioned that our HOA Board has an incredible Board of Directors and he thanked them for their volunteer service.

7. Owners' Forum

Catherine Blakemore

7(a) Unit 219 mentioned that her porch needed sprucing up. Julie answered that the porch is on the list, however a lower priority as considered cosmetic repairs.

7(b) Unit 112 expressed concern about settling (restroom door did not close well). It was agreed that Julie would ask a General Contractor to inspect as part of the other work happening around the complex.

7(c) No other comments

8. Adjournment

Catherine Blakemore

(Action) Motion to adjourn the Annual Homeowners Meeting. M/S Beach/Sherby.
Unanimously approved.

The next meeting will be held at 5:00 PM on June 29, 2024 at:
Recreation Room and Zoom
221 Canyon Blvd
Mammoth Lakes, California 93546

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

The meeting was adjourned at 5:35 PM by Catherine Blakemore.

Minutes submitted by: Julie Thompson

Minutes approved by: Landon O'Banion