

MINUTES FOR MCHOA COMMUNITY MEETING ON
MAY 23, 2026 at MAMMOTH CREEK VOLUNTEER FIRE STATION

The Mammoth Creek Home Owners Annual meeting met May 23, 2026 at 10:00 am MDT The meeting was called to order by then -Vice President (now President) Rich Kingham who introduced the current board . There were four members in attendance and two vacant positions and one who could not make it. . The members who resigned are Bill Luthy (Treasurer) and Carl Radomski (President). Two qualified individuals applied for the positions and were recommended to the Board members . With filling the empty seats, and a couple position changes, the Board approved the full seven member Board and the position changes. The new members are Teresa Carr as Treasurer and Cam Hughes as Director. The remaining positions are President - Rich Kingham, Vice President Tony Bedard, Fire Chief is Mary Jane Ensor, Secretary Ardel Jorgensen, Director Don Schulz and Director Cam Hughes.

1. Point of Action. After VP Tony Bedard summarized the 2025 annual meeting minutes, the Board accepted and approved the minutes by motion and vote.

2. Point of Action. Teresa Carr, Treasurer, presented the Mammoth Creek HOA 2025-2026 financial report. The HOA fund balance was 32,961.13 dollars as of December 31, 2024. 2025 dues collections were 12,225 dollars, expenses were 13,958.52 dollars, leaving 31,233.65 dollars at December 31, 2025, a decrease of 1,727.48 Dollars from year-end 2024.

Utah corporate registration was filed a bit late but incurred no penalty; state and federal tax returns for 2025 were filed. After the dues increase to 100 dollars per lot, dues collected as of May 12, 2026 totaled 15,875 dollars, with a current fund balance of 45,731.33 dollars after 1,377.32 dollars of expense.

3. Point of Action. Don Schulz, Director, reported extensively on traffic , dust, grading, bridges and mag chloride. As to the traffic, a county traffic study (30 days at Mammoth Creek Road near Tommy Creek Bridge) recorded 7,359 vehicle passes (3,704 toward the campground and 3,655 returning), showing much of the traffic is non-resident tourism and work vehicles. With the speed limit reduced from 25 to 20 miles per hour, the

county study showed an average speed of 16-mph and a maximum recorded speed of 38mph. The county provided some additional 20-mph Speed limit signs if residents install them themselves. If you want to set up a 20-mph sign Don Schulz @ 928-274-5855 and he can issue you a sign to install. As to grading, the county plans to grade all local roads in June before end of the month, and residents were asked to move cones and obstacles from the road. Don Schulz described the Tommy Creek Bridge as structurally obsolete, with stacked rock abutments and insufficient capacity for fire engines, trucks and similar heavy vehicles. County officials have indicated intent to fund a replacement (about 200,000 dollars) either this year or next. Don Schulz outlined efforts to tap state tourism "bed tax" funds (4.75 percent hotel tax) to mitigate tourism impacts, funding mag chloride, grading and possibly the bridge. We are still working with the county on securing funding.

4. Point of Action Since the county's withdrawal from mag chloride, Don Schulz proposed an interim HOA-funded dust mitigation program. After discussion, members approved spending not to exceed \$5,000 dollars for mag chloride, to be signed out by each user and spread by residents (1-3 bags total per cabin located on mainline roads and they will activate the chloride with users own water This effort is now known as HOA Dust Mitigation Program. (HOADMP for you who like acronyms). It will take some time to get this program up and ready for implementation. Updates to the programs progress will be available on the MCHOA Web Site soon.

5. Point of Action. Several members, particularly from upper Mammoth Creek Road raised concerns about the dust, speed and high traffic volumes. What can be used to limit this? It was learned that placing or removing objects from the county roads is not recommended. A Law enforcement advised that placing cones and other items in the road and removing such items have legal implications. There was also a discussion of the Mammoth Creek Road's role in regional trail systems and the difficulty of rerouting congressionally approved OHV routes, given county resistance and long federal process. Don Schulz discussed about the possibility of a grant-funded pedestrian trail or a bike path along upper Mammoth Creek Road from the fire station to the campground. This

would separate walkers and dogs from heavy traffic and reduce accident risk.

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6. Point of Action. Fire Mitigation and HP 48. Fire Chief Mary Jane Ensor reported on ongoing fuel mitigation and use of residents “in Kind” work forms (hours spent clearing properties) to support grant funding for community projects. She briefed owners on Utahs HB 48, a wildfire-urban interface (WUI) bill that creates a funding mechanism for the state and counties’ share of federal wildfire costs, introduce future risk-based property assessments (levels 1-3 based on mitigation), and is expected to affect property taxes and fire insurance costs. WUI is expected to assess properties at some time, with future fees based on a number of criteria.

Chief Ensor gave specific mitigation advice: remove fuels and tiny vegetation within 30 feet from structures, limb up trees, remove juniper bushes, clear pine needles and move stacked firewood off decks and away from houses. She warned that with record-dry conditions, June is historically the most dangerous period before monsoon rains. She urged residents to plan now.

7. Point of Action: The Mammoth Creek community participates in a Ready-Set-Go Program and has a community wildfire preparedness plan that activates when fires approach. Chief Ensor encouraged residents to prepare now and grab-go kits from the front table and start following the instructions inside. She discussed the possibility that fire fighters could use garden hoses, sprinklers and gas powered pumps left at properties for them to use during an incident. If they meet the fire fighting criteria, notify the Chief what is available and where the items can be found.

8. Point of Action: The community burn pit is maintained by the fire department under a Forest Service permit and may be closed at the county fire warden’s discretion. Only green waste and forest growth (no furniture, appliances, or metal and construction materials) can be left at the pit. Periodically the contents will be pushed back and burned under controlled conditions. The items not allowed in the burn pit should be taken to county landfills. Closest is Panguitch land fill and Long Valley

landfill. For more information regarding the burn pit and the dumpsters, check the MCHOA web site.

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9. Point of Action: Chief Ensor's capital requests revolves around the need for a new wildfire pump for the water tender, Bendix-King handheld radios and some asphalt work around the station . After discussing the various items, the Board decided to give the Chief \$10,000 (ten thousand dollars) in one amount so that the Chief can decide where the money should be best spent. After some discussion by the board, the HOA Board approved the request along with the attendees.

10. Point of Action: In order to continue with the renting of three large dumpsters , President Kingham requested 5,000 five thousand dollars & 10% if needed. Three will be stationed in Mammoth Creek during the Memorial Day holiday, 4th Of July holiday and Labor Day holiday. The HOA Board and the attendees approved the request.

11. Point of Action: The calling for public comment was deferred to the intense discussions previous throughout the meeting.

With that and no further discussion, President Kingham adjourned the meeting at 11:30 am.