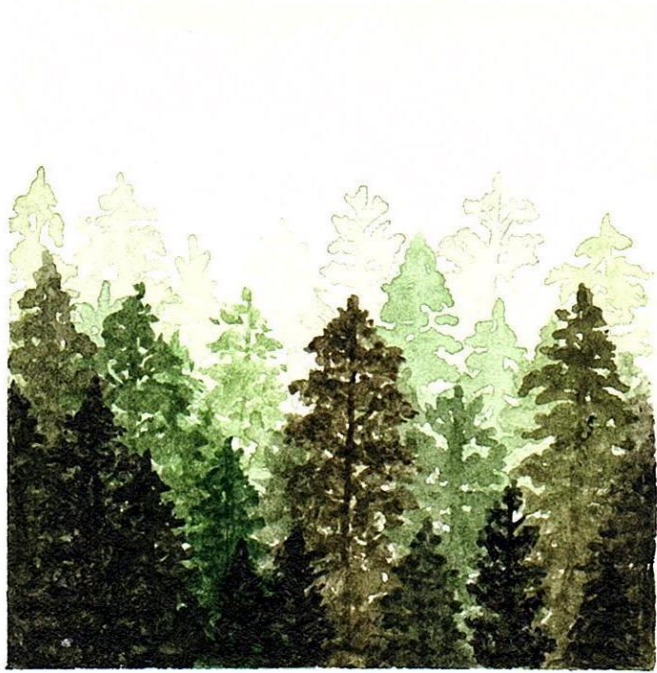


# Agenda

- Regular Board Meeting
- Call to Order
- Approval of Minutes
- President's Report
- Chief Financial Officer's Report
- Maintenance Report
- Committee Reports
- Old Business
- New Business
- Open Comments to the Board



# Board of Directors Meeting

January 10, 2026

Merry Mountain Village Office

# Agenda

- Call to order
- Roll call
- Agenda
- Approval of previous minutes
- Reports
  - President's Report
  - Chief Financial Officer
  - Maintenance
  - Architectural
  - Safety
  - Firewise
  - Fundraising and Improvements
- Old Business
- New Business
- Adjournment
- Executive Board Session to Follow
  - Legal, Contracts, Member Discipline, Personnel

# Approval of Minutes

## Regular Board Meeting

- ▶ October 11, 2025

## Executive Board Sessions

- ▶ Oct 11, Oct 27, Dec 30

# President's Report

- Snow Equipment
- Toboggan Run
- New Insurance Company

# Maintenance Report

- Pipe Break
- Ditch clearing
- Burn pile
- Vehicles
- Generator



# CFO's Report (as of 12/31/25)

	<b>CURRENT BALANCES</b>
Operating Fund Alliance Bank	\$ 47,839
Reserve Fund Alliance Bank	\$ 175,362
Reserve Fund Chase	\$ 52,366
Payroll Account	\$ 1,831
<u>Fundraising and Improvement</u>	<u>\$ 32,046</u>
<b>TOTAL FUNDS</b>	<b>\$ 309,444</b>

# CFO's Report (as of 12/31/25)

## ► Fund Income Statement

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Income</b>							
Assessments-Operating	0.00	0.00	0.00	90,119.28	89,567.54	551.74	179,135.08
<b>OPERATING INCOME</b>							
Homeowner Interest	298.61	0.00	298.61	1,321.03	0.00	1,321.03	0.00
<b>Total OPERATING INCOME</b>	<b>298.61</b>	<b>0.00</b>	<b>298.61</b>	<b>1,321.03</b>	<b>0.00</b>	<b>1,321.03</b>	<b>0.00</b>
Bank Charges Income	-2.27	0.00	-2.27	-2.27	0.00	-2.27	0.00
Collection Fees	0.00	0.00	0.00	450.00	0.00	450.00	0.00
Homeowner Late Fee	-568.42	0.00	-568.42	1,167.86	0.00	1,167.86	0.00
Interest Income-Operating	0.00	0.00	0.00	3.03	0.00	3.03	0.00
<b>Total Operating Income</b>	<b>-272.08</b>	<b>0.00</b>	<b>-272.08</b>	<b>93,058.93</b>	<b>89,567.54</b>	<b>3,491.39</b>	<b>179,135.08</b>

## ► Variance

- Many things go up and down
- New Water Operator expense is main expense for this quarter

# CFO's Report (as of 12/31/25)

- ▶ **Total in Arrears:**           **\$51,821**
- ▶ **Total in Collections:**   **\$44,335**       **8 lots**
  - ▶ **0-30**           **\$ 337**
  - ▶ **30-60**       **\$ 6,438**
  - ▶ **60-90**       **\$ 710**
  - ▶ **90+**           **\$44,335**

# Committee Reports

Architectural	Safety	Firewise	Funding & Improvements
Steve Curran	Volunteers Needed	Rand Collins	Kathy Lardizabal
Susan Houle		Steve Bligh	Mike Padilla
Peggy Simeroth-Ames			Peggy Simeroth-Ames

# Architectural

- ▶ Steve Curran
- ▶ Susan Houle
- ▶ Peggy Simeroth- Ames

# Safety

- ▶ Need volunteers

# Firewise

- ▶ A new Year has started.
- ▶ Please keep track of your hours on a calendar to input for 2026!
- ▶ Alana Tupasi has volunteered to work with Rand Collins

# Fundraising and Improvements

- Holiday Fair Results
- Fund Summary
- New Event Suggestions for 2026

# Fundraising and Improvements

## Holiday Fair Results

### ▶ Earning Categories

▶ Booth Fees	\$598
▶ Bar	\$328
▶ Raffle & Auction	\$973
▶ Soup	\$510
▶ <u>Crafters</u>	<u>\$127</u>
	\$2536

# Fundraising Summary

We currently have \$32,173

- ▶ Pavillion \$26,394
- ▶ Fire Mitigation \$ 5,779

2022			
	3rd Rib Cook off	7,436	25% to fire mitigation= \$1859
	2nd Christmas Fair	1,512	
2023			
	Memorial Day Yard Sale	\$733	
	1st Cheeseburgers in Paradise	\$2,282	
	4th Rib Cook off	\$5,243	25% to fire mitigation=\$1310
	3rd Christmas Fair	\$2,596	
	Subtotal for 2023	\$10,854	
		-\$1,080	40 Chairs
		-\$1,375	2 Pop-up Tents
	<b>Total for 2023</b>	<b>\$8,399</b>	
2024			
	Memorial Day Yard Sale/BBQ	0	
	Annual Picnic	0	
	Rib Cook Off	4584	25% to fire mitigation=\$1146
	4th Christmas Fair	1849	
	<b>Total for 2024</b>	<b>6433</b>	
2025			
	Rib Cook Off	5857	25% to fire mitigation=\$1464
	Holiday Fair	2536	
	<b>Grand Total</b>	<b>\$32,173</b>	<b>Grand Total Fire Mit= \$ 5779</b>
	Pavillion	\$26,394	

# Fundraising and Improvements

- New Event Suggestions for 2026
  - How would they run, how much can we earn
    - Car Show
    - Corn Hole Tournament
- Starlink
  - Kathy purchased Starlink Mobile which worked perfectly at the fair.
  - Vendors did not have any issues running payments.

# Unfinished Business

- ▶ Construction of Pavillion
- ▶ Installation of gate on Holiday
- ▶ Road Repair
- ▶ Dog off leash/excessive Barking
- ▶ Speed Limit
- ▶ Raising Fire Siren

# New Business

- ▶ New HOA Insurance
- ▶ CCR Committee Volunteers

# Open Comments to the Board

Three-minute limit.

The topics of personnel or violations will be discussed with the Board in a pre-scheduled Executive session only.

**THANK YOU**

**Next Board  
of Directors  
Meeting**

**April  
2026**