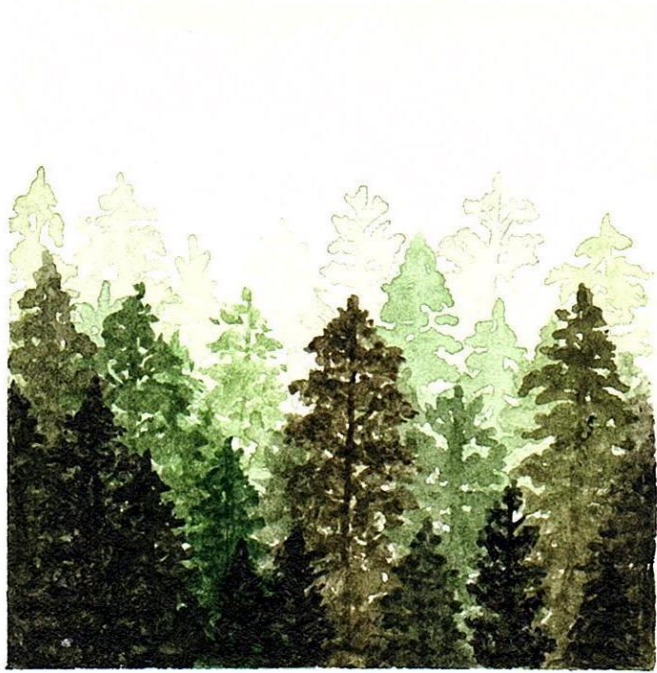


# Agenda April 11, 2026

- Regular Board Meeting
- Call to Order
- Approval of Minutes
- President's Report
- Vice 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

April 11, 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

- ▶ January 10, 2026

## Executive Board Sessions

- ▶ January 10, 19, 21, 31;  
February 3, 12; March 7, 31

# President's Report

- Ratification of Board of Directors elected positions
- Swimming Pool
- New Insurance Company through Brown & Brown Ins Brokers
  - D&O - Old Republic (25k deductible) will be looking for other offers
  - Property - Kinsale **NEW**
  - Auto - Redwood Fire & Casualty
  - Fidelity - Continental **NEW** (5 k deductible)
- CCR committee established

# President's Report

- ▶ CCR Committee volunteers
  - Kathy Lardizabal
  - Mike & Brenda Padilla
  - Mike Pettigrew
  - Peggy Simeroth
  - Steve & Bonnie Bligh
  - Tom & Susan Houle
  - Kevin & Leah Szczurek
- First meeting set for today April 11 at 2 pm in Office

**MEETING IS OPEN TO ALL MEMBERS**

# Vice-Presidents Report

- Water System
- Cranmer Company

# CFO's Report

## ▶ Restructuring of Business Accounts

### ▶ Prior Accounts

- ▶ Hignell (Operating, Reserve)
- ▶ Chase (Operating, Payroll, CD, Fundraising & Venmo)

### ▶ Current Accounts

- ▶ Hignell (Operating, Short-Term Reserve, Long-Term Reserve (interest bearing))
- ▶ Chase (Payroll, Fundraising & Venmo)

# CFO's Report

## ▶ Restructuring of Business Accounts

### ▶ Restructured Hignell accounts:

- ▶ Operating account

- ▶ #1 Short Term Reserve account - \$76,499

- ▶ #2 Long Term Reserve account in CDAR - \$168,760 for 6mo int@ 3.45%

### ▶ Restructured Chase accounts:

- ▶ Payroll

- ▶ Improvements \* \$1800 was moved to Hignell Operating account

- ▶ Venmo

# CFO's Report (as of 3/31/26)

	<b>CURRENT BALANCES</b>
Operating Fund Alliance Bank	\$ 47,433
ST-Reserve Fund Alliance #1	\$ 76,499
LT-Reserve Fund Alliance #2	\$ 168,766
Payroll Account-Chase	\$ 6,934
<u>Fundraising and Impvt+Venmo-Chase</u>	<u>\$ 30,257</u>
<b>TOTAL FUNDS</b>	<b>\$ 329,889</b>

# CFO's Report (as of 3/31/26)

## ► Fund Income Statement

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Income	228.04	0.00	228.04	162,401.08	134,351.31	28,049.77	179,135.08
Total Expense	10,305.78	14,736.26	4,430.48	115,522.29	120,190.08	4,667.79	179,135.09

► About 4.6k under budget, less snow plowing this year

# CFO's Report

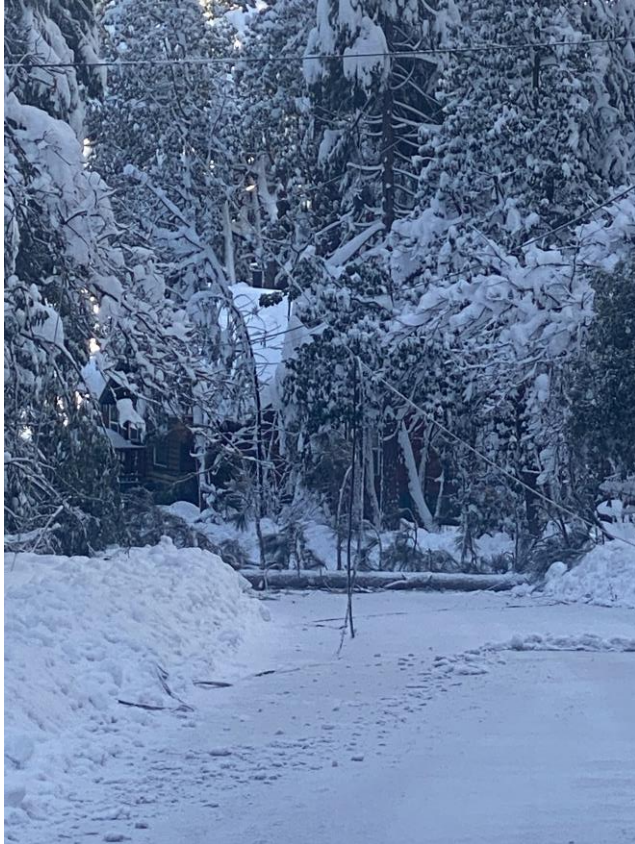
## Accounts in Arrears (as of 3/31/26)

- ▶ **Total in Arrears:**                   **\$ 56,046**
  - ▶ **Total in Collections:**               **8 lots**
    - ▶ **4 additional lots** received final notices before going to collection
  
  - ▶ **0-30**                   **\$ 445**
  - ▶ **30-60**               **\$ 1,006**
  - ▶ **60-90**               **\$ 6,088**
  - ▶ **90+**                   **\$ 48,508**
- 
- ▶ **Budget planning for FY 2026/2027 will start in May**

# Maintenance Report

- ▶ Burn Pile
- ▶ Tree Removal
- ▶ Brush Clearing
- ▶ Snow Plowing

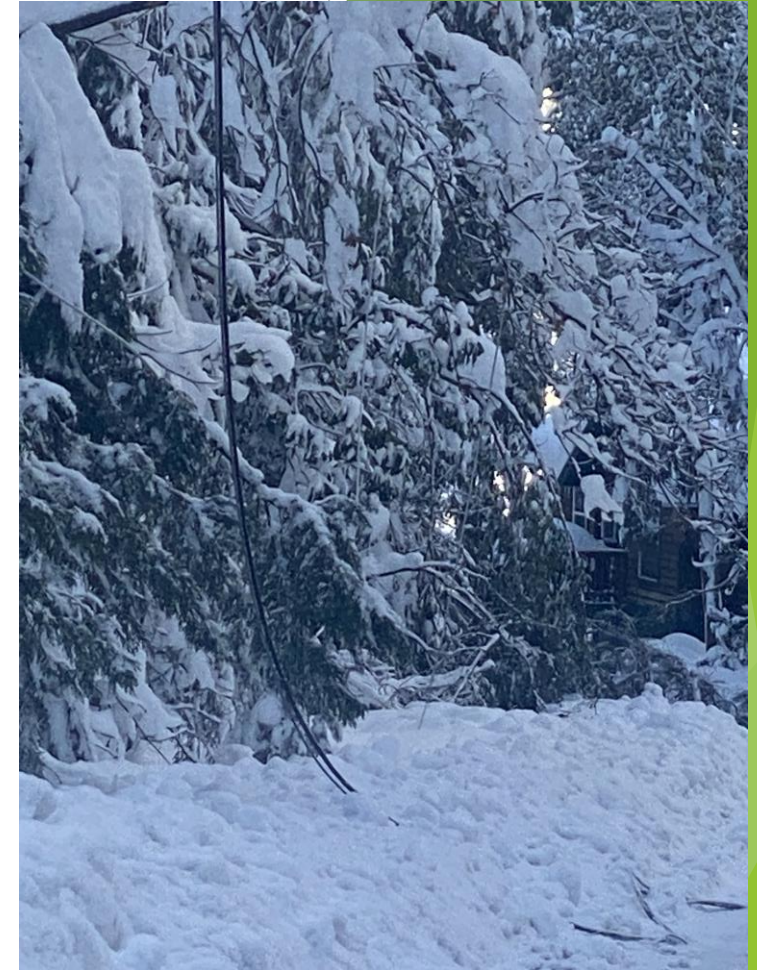
# Maintenance Report



**Downed trees**



**Branches leaning over power lines**



**Downed power lines**

# Committee Reports

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

# Architectural

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

# Safety

- ▶ Need volunteers
- ▶ The Safety Committee is responsible for reviewing any safety issues that come before the HOA and making recommendations regarding action.

# Firewise

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

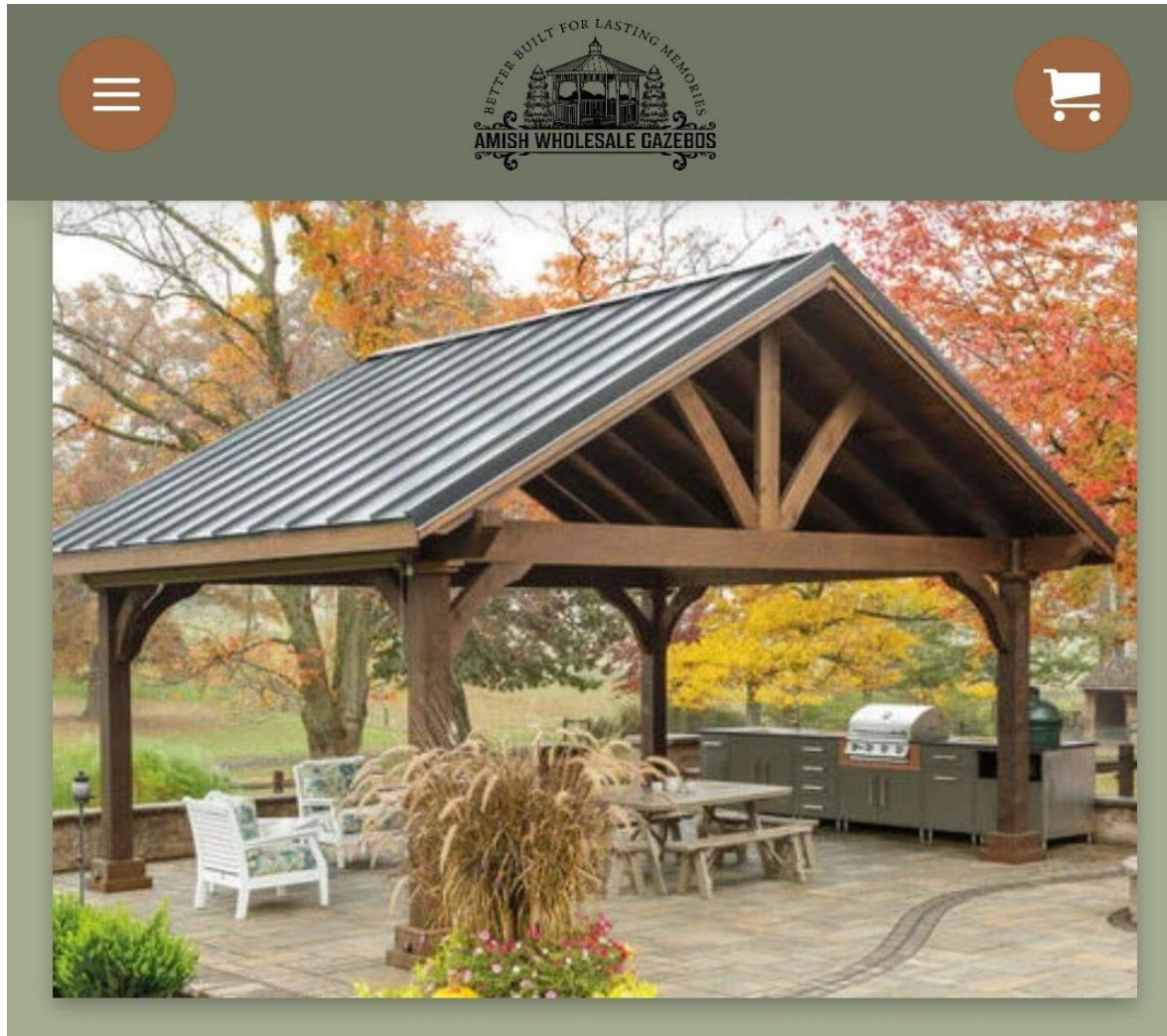
# Fundraising and Improvements

- \$1800 for Engineering study moved from Improvements budget to Operating budget at Hignell
- New balance \$30,247
  - General \$24,448
  - Fire Mitigation \$ 5,799

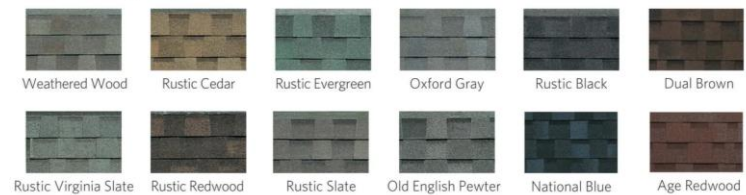
# Amish Wholesale Gazebos

Kit, engineering specs available

20'x32'  
\$35,585 (basic)



### Asphalt Shingles (standard on all pavilions)



### Metal Roofing (optional on all pavilions)



# Fundraising and Improvements

- Prioritizing other projects
  - Horseshoe court
  - Clean out and leveling of areas behind pool
  - New picnic tables near horseshoe court

# Fundraising and Improvements

- Event Suggestions for 2026
  - Rib Cook-Off (September)
  - Other potential events not scheduled yet
    - Bear Patty Golf Tournament
    - Car Show
    - Corn Hole Tournament
    - Holiday Fair (volunteer needed to organize)

# Unfinished Business

- ▶ Installation of gate on Holiday
- ▶ Road Repair
- ▶ CC&R Committee meeting

# New Business

- ▶ Equipment
- ▶ Budget Meeting will be on May 24 at 2 pm
- ▶ Election of new board members

# 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**

**July 25,  
2026**