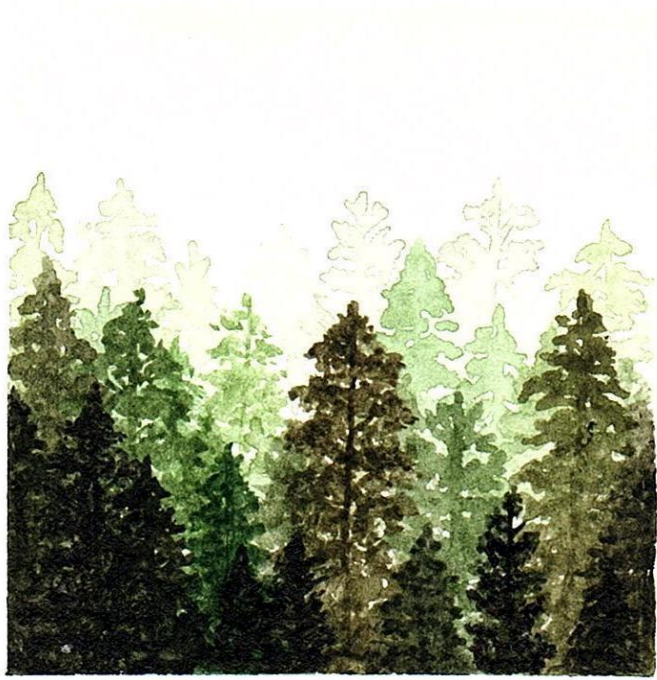


Agenda July 25, 2026

- Annual Board Meeting
- Call to Order at 10 am
- Speakers
 - Jennifer Treff - Hignell
 - Jim Houtman - Firewise
 - Bill Connelly, Butte County Supervisor
- Approval of Minutes
- President's Report
- Vice President's Report
- Chief Financial Officer's Report
- Secretary's Report
- Maintenance Report
- Committee Reports
 - Architectural Committee
 - Safety/Firewise Committee
 - Fundraising & Improvement Committee
- Old Business
- New Business
- Open Comments to the Board
- Installation of New Board Members
- Executive Session for new Board Members 2 pm in MMV Office



Board of Directors Meeting

July 25, 2026

Merry Mountain Village Picnic Area

Agenda

- Call to order
- Guest Speakers
- Approval of previous minutes
- Reports
 - President's Report
 - Vice President's Report
 - Chief Financial Officer
 - Secretary's Report
 - Maintenance
 - Committees
 - Architectural
 - Safety/Firewise
 - Fundraising and Improvements
- Old Business
- New Business
- Installation of new Board of Directors
- Adjournment
- Executive Board Session to Follow
 - Legal, Contracts, Member Discipline, Personnel

Approval of Minutes

Regular Board Meetings

- ▶ June 2, 2026, May 24, 2026, April 11, 2026

Executive Board Sessions

- ▶ June 7 and 15, 2026; May 3, 2026; April 11 and 17, 2026

President's Report

- ▶ Road repair updates
- ▶ Water Leaks
- ▶ Complaints
 - ▶ Speeding
 - ▶ Joy riding
 - ▶ Unde-age drivers and Safety
 - ▶ Dog Barking and running loose
- ▶ Keep your property clean / clean out your culverts before winter
- ▶ Be Proud to live here

Vice-Presidents Report

- Water System
- Cranmer Company

CFO's Report

- ▶ Long-Term Reserve account is now interest bearing (CDAR)
- ▶ Investigating the move of Short-Term Reserve account to interest bearing Money Market Account
- ▶ Will be meeting with company offering additional investment options (introduction through Hignell)

CFO's Report (as of 6/30/26)

CURRENT CASH BALANCES

Operating Fund Alliance Bank	\$ 45,182
ST-Reserve Fund Alliance #1	\$ 88,317
LT-Reserve Fund Alliance #2	\$ 169,814
Payroll Account-Chase	\$ 8,372
<u>Fundraising and Impvt+Venmo-Chase</u>	<u>\$ 30,259</u>
TOTAL FUNDS	\$ 341,944

CFO's Report (as of 6/30/26)

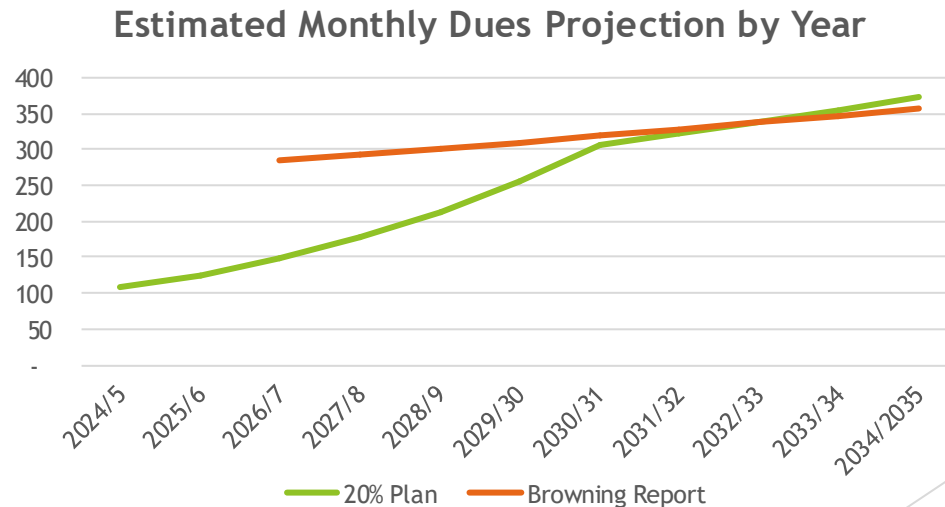
► Fund Income Statement

Fund Income Statement

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Income	-139.18	0.00	-139.18	194,403.13	179,135.08	15,268.05	179,135.08
Total Expense	13,940.05	14,736.25	796.20	153,527.78	164,398.83	10,871.05	179,135.09

CFO's Report

- ▶ Budget has been set for Fiscal Year 2026-2027
 - ▶ Total Operating \$193,653 (7.5% increase)
 - ▶ Total Reserve \$ 88,736 (35% increase)
 - ▶ Total Assessment \$282,389
- ▶ Dues will be \$148/month (\$24/month increase from last year)
 - ▶ Main purpose of increased dues are to build more savings in our Reserve
 - ▶ Dues will be collected monthly but may always be paid in advance by Quarter or Year



CFO'S Report

► Reserve fund tracking

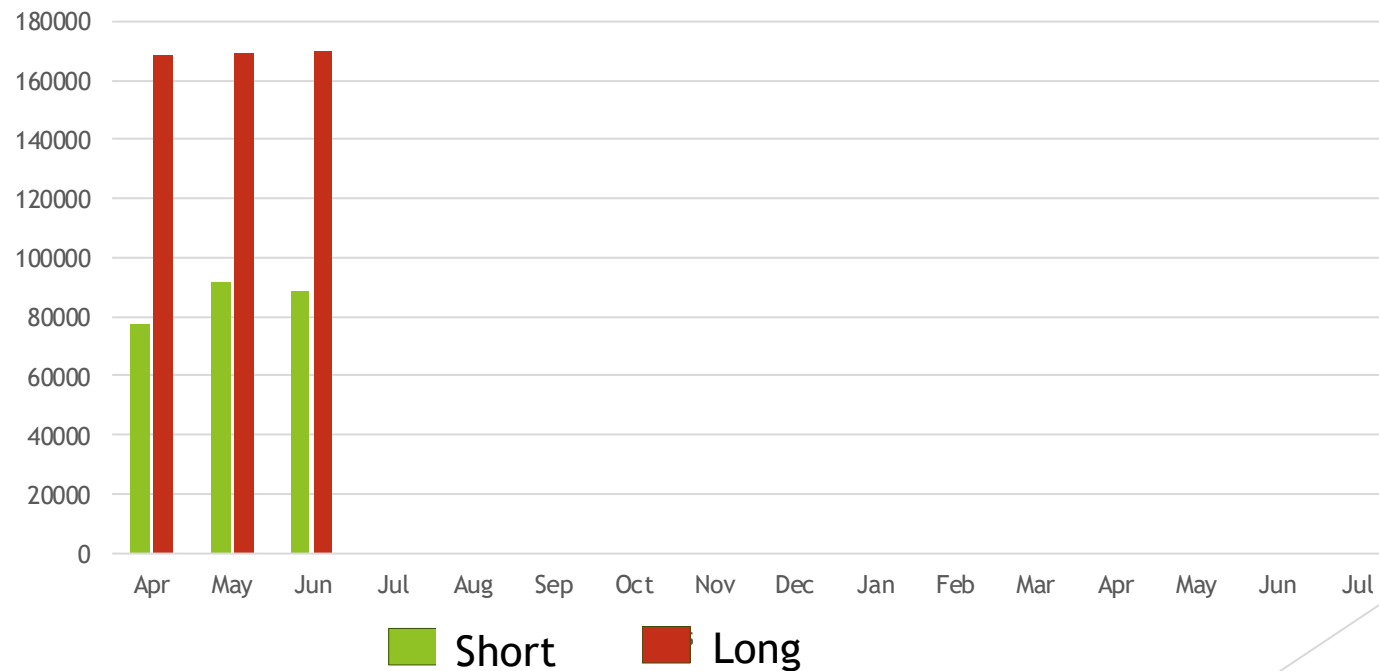
► \$57K put in Reserve 2025/2026: \$14.4K Deposits in Aug, Nov, Feb, May

► Reserve spending 2025/2026: \$19.3K

► ~11K bobcat repairs

► ~ 8K road repairs

Short and Long Term Reserve Tracking



CFO's Report

Accounts in Arrears (as of 6/30/26)

- ▶ Total in Arrears: \$ 61,843
- ▶ Total in Collections: 8 lots
 - ▶ 4 additional lots received final notices before going to collection
 - ▶ 0-30 \$ 549
 - ▶ 30-60 \$ 7,584
 - ▶ 60-90 \$ 329
 - ▶ 90+ \$ 53,383
- ▶ Four Owners who have died (\$3,202) we may decide to write this off as uncollectable
- ▶ One owner who has passed but has assets, waiting to see if we can claim (\$8457)
- ▶ Owners in collections (\$43,375) have assets/income that could be used to pay balance
- ▶ Owners who are late in paying (\$6,809)
- ▶ Comments about being transferred to Collections

Maintenance Report

- ▶ Water Leaks
- ▶ Swimming pool heater

Secretary's Report

- ▶ Review topics discussed in Executive Sessions

Committee Reports

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

This Is Only A test..

With fire season upon us it's time to test our fire siren.. Please help spread the word to neighbors who may hear it and be concerned. If there is a need for a REAL warning or evacuation notice at that same time, the alarm will continue for a MUCH longer period of time.

Stay safe, and Be Prepared!!!



Firewise

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

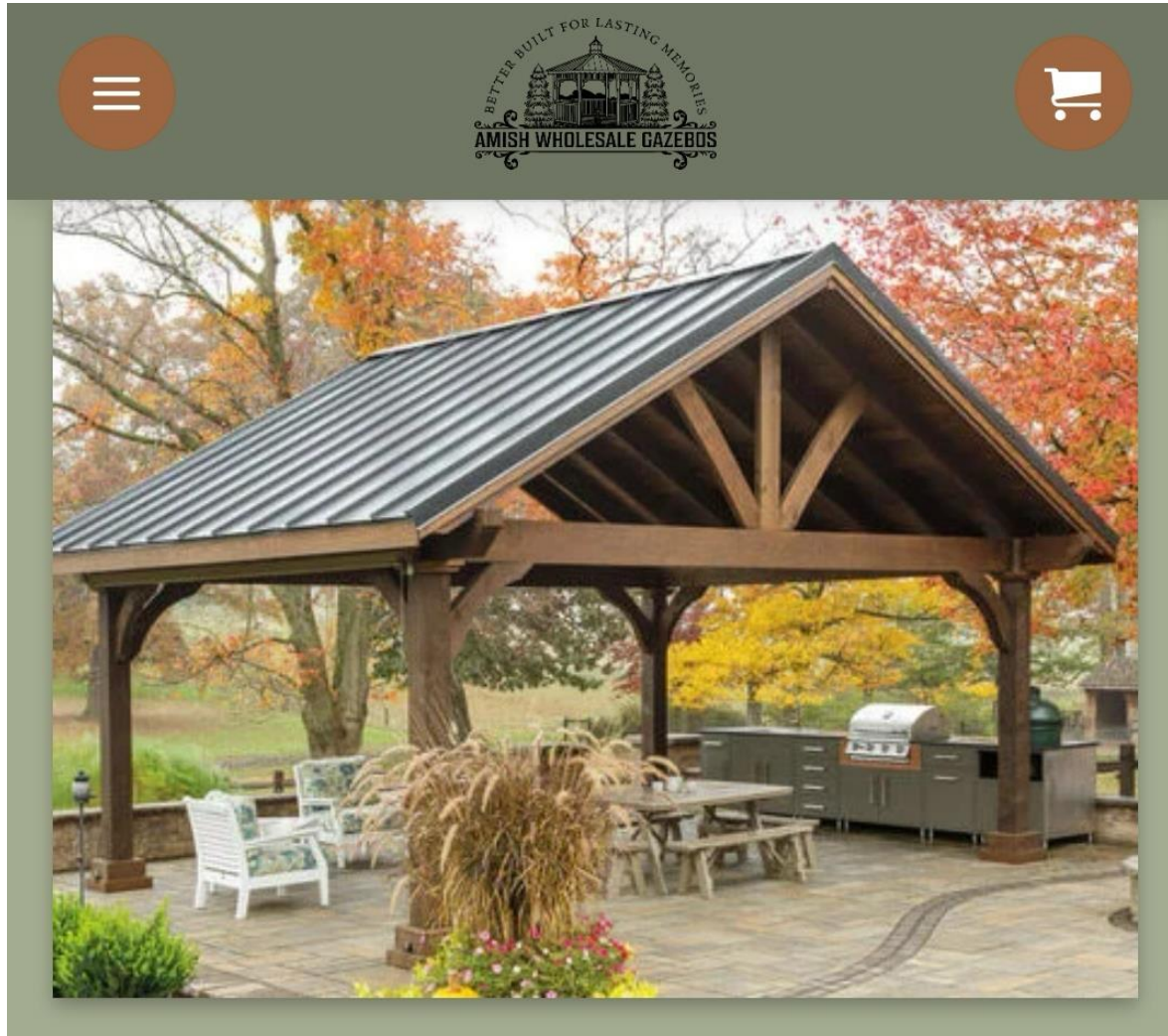
Fundraising and Improvements

- Current balance \$30,247
 - General \$24,448
 - Fire Mitigation \$ 5,799

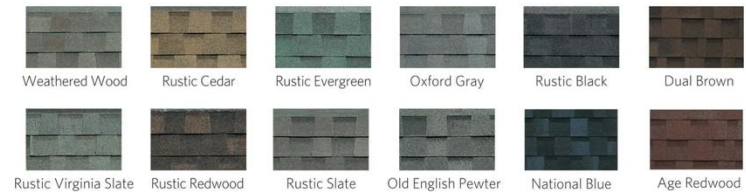
Amish Wholesale Gazebos

Kit, engineering specs available

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



Asphalt Shingles (standard on all pavilions)



Metal Roofing (optional on all pavilions)



Fundraising and Improvements

- Rib Cook-Off (September 2027)
- Event Suggestions

Unfinished Business

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

New Business

► Equipment

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.

Installation of new officers to the Board

Executive Committee Meeting - 2 pm