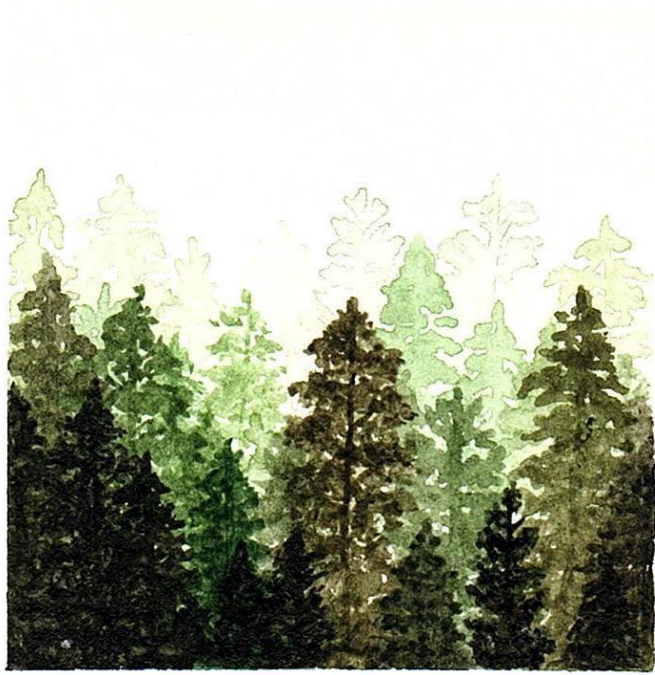


Agenda

- 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

October 11, 2025

Merry Mountain Village Office

Agenda

- Call to order
- Roll call
- Approval of the 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

- ▶ July 26, 2025

Executive Board Sessions

- ▶ Aug 11, 2025, Aug 27, 2025, Sept 9, 2025, & Sept 30, 2025

President's Report

- Bobcat
- Ford Truck
- Pool Motors
- Grants

CFO's Report (as of 9/30/25)

	CURRENT BALANCES
Operating Fund Alliance Bank	\$ 57,240
Reserve Fund Alliance Bank	\$ 160,912
Reserve Fund Chase	\$ 67,440
Payroll Account	\$ 3,104
<u>Fundraising and Improvement</u>	<u>\$ 23,419</u>
TOTAL FUNDS	\$ 312,125

CFO's Report (as of 9/30/25)

► Fund Income Statement

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income							
Assessments-Operating	0.00	0.00	0.00	45,707.64	44,783.77	923.87	179,135.08
OPERATING INCOME							
Homeowner Interest	287.23	0.00	287.23	489.31	0.00	489.31	0.00
Total OPERATING INCOME	287.23	0.00	287.23	489.31	0.00	489.31	0.00
Homeowner Late Fee	-33.38	0.00	-33.38	705.56	0.00	705.56	0.00
Total Operating Income	253.85	0.00	253.85	46,902.51	44,783.77	2,118.74	179,135.08

► Variance

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

CFO's Report (as of 9/11/25)

- ▶ **Total in Arrears:** **\$48,030**
- ▶ **Total in Collections:** **\$38,615** **5 lots**

Browning Reserve Study

Forecast replacement cost by component code

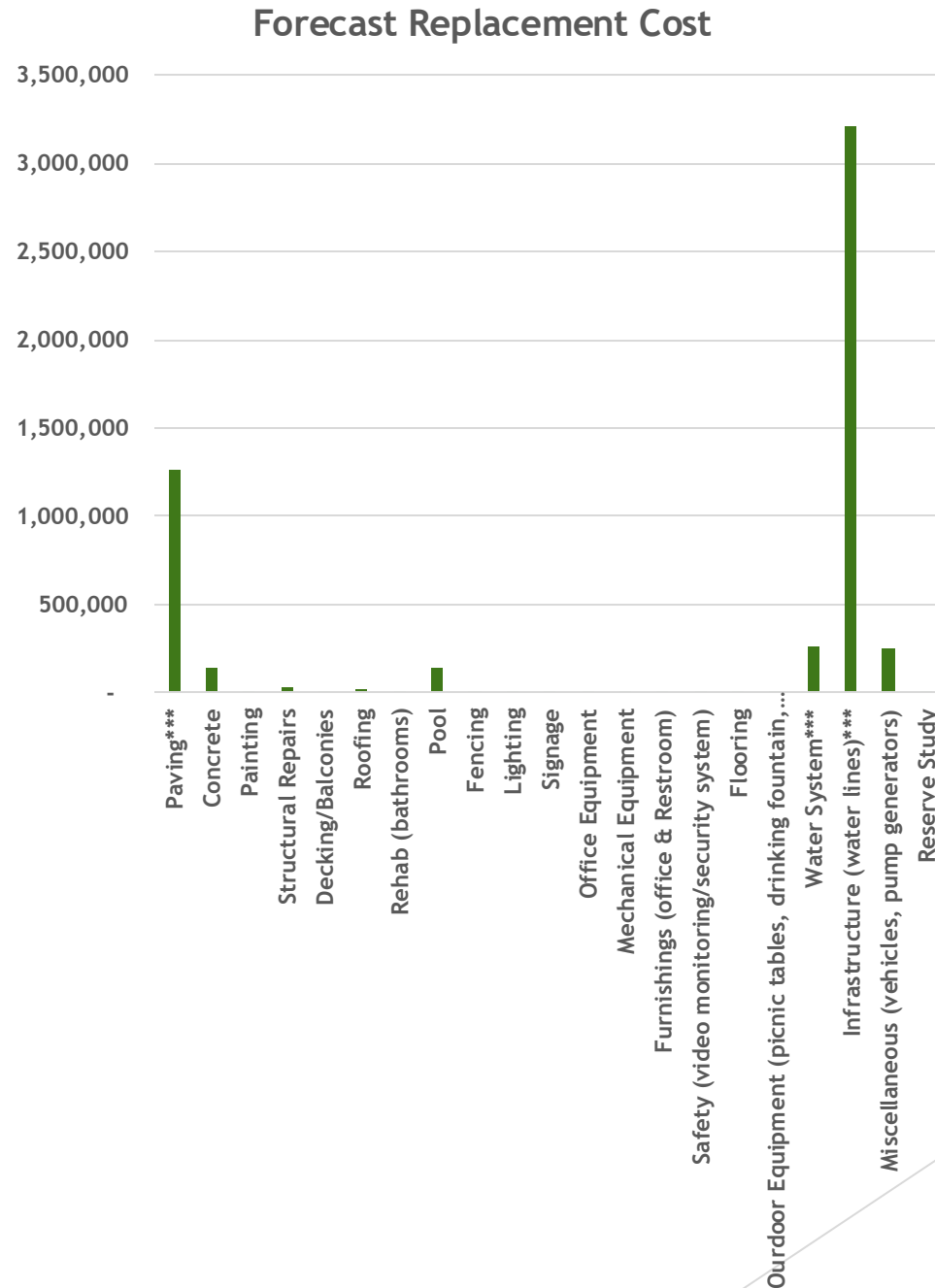
~92% of expenses are related to four items

Code	Reserve Component	Future Rplmt Cost
1000	Paving***	1,260,592
2000	Concrete	145,633
3000	Painting	7,842
4000	Structural Repairs	34,530
4500	Decking/Balconies	7,612
5000	Roofing	24,169
8000	Rehab (bathrooms)	8,321
12000	Pool	144,487
19000	Fencing	9,975
20000	Lighting	2,821
21000	Signage	5,562
22000	Office Equipment	1,538
23000	Mechanical Equipment	7,312
24000	Furnishings (office & Restroom)	3,500
24600	Safety (video monitoring/security system)	10,250
25000	Flooring	5,293
26000	Outdoor Equipment (picnic tables, drinking fountain, misc)	11,662
28000	Water System***	257,932
29000	Infrastructure (water lines)***	3,213,521
30000	Miscellaneous (vehicles, pump generators)***	256,068
31000	Reserve Study	2,400
	Total=	\$5,421,020
	Items over 0.5 million (*4)	\$4,988,113
	% of Total	92

Browning Reserve Study

By component code

~92% of expenses are related to four items



Browning Reserve Study: Recommendations

Based on our current reserve we are only 3.2% funded

Annual amount that should be contributed to reserve fund	\$ 117,012
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New amount contributed to reserve fund for 2025/26	<u>\$ 57,457</u>
	\$ 59,555

per lot increase per year	\$ 375
per quarter	\$ 94
per month	\$ 31

- ▶ With the \$18,000 increase to the reserve this year we are half-way to meeting our goal

Browning Reserve Study Recommendations

► Impact of increased reserve on HOA dues

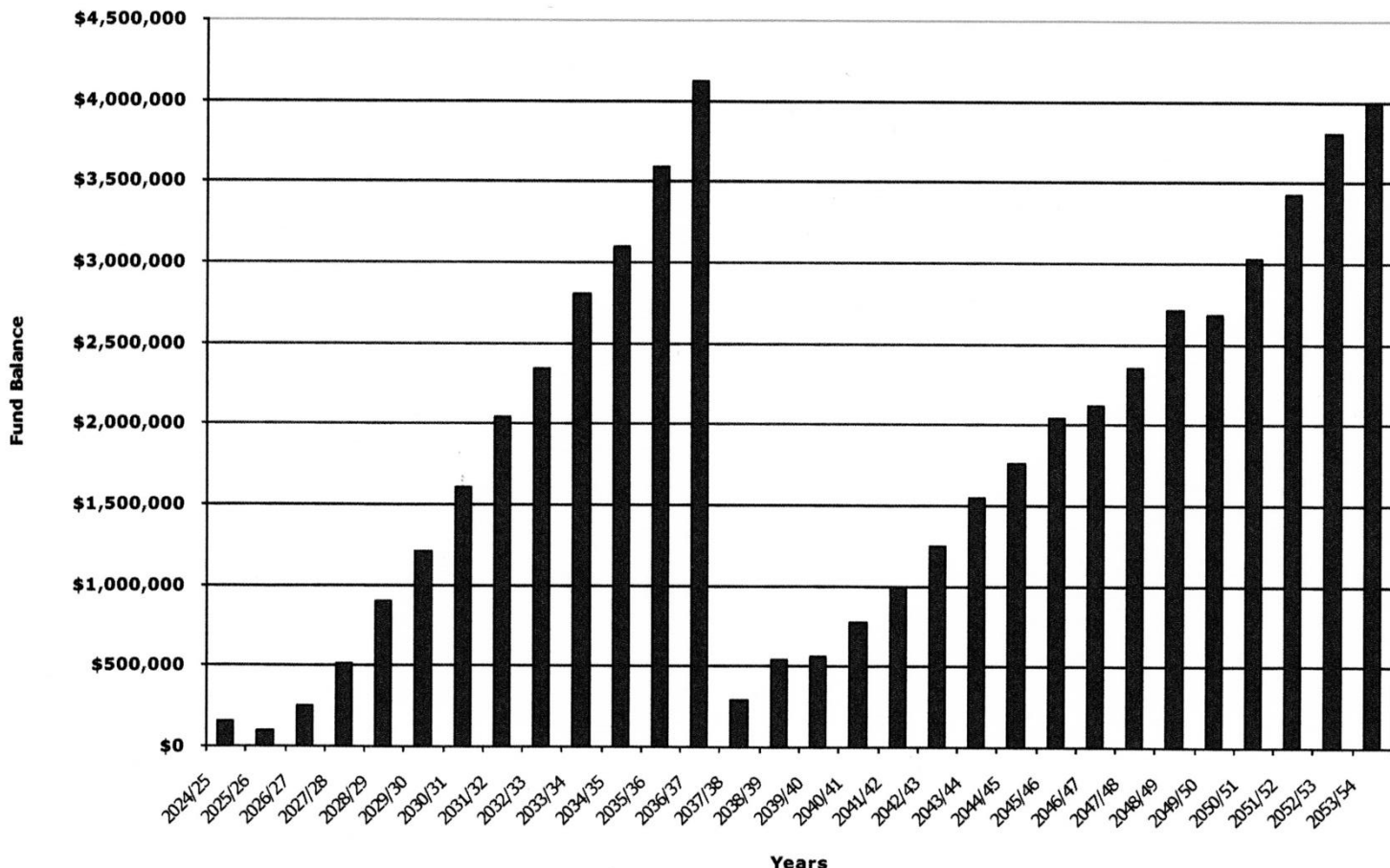
Contribution	Yearly	Quarterly	Monthly
Current Dues	1488	372	124
Recommended Increase	375	94	31
New Total	1863	466	155

► No immediate changes planned

Browning Reserve Study



Funds would accumulate over time earning interest until the need arises to spend them.



Assume 2.5% interest rate to achieve the goals outlined in the Reserve Study

Maintenance Report

- Water Repairs
- Road Repairs
- Tree Removal
- Log Removal
- Lot Road Repairs (fee negotiated)

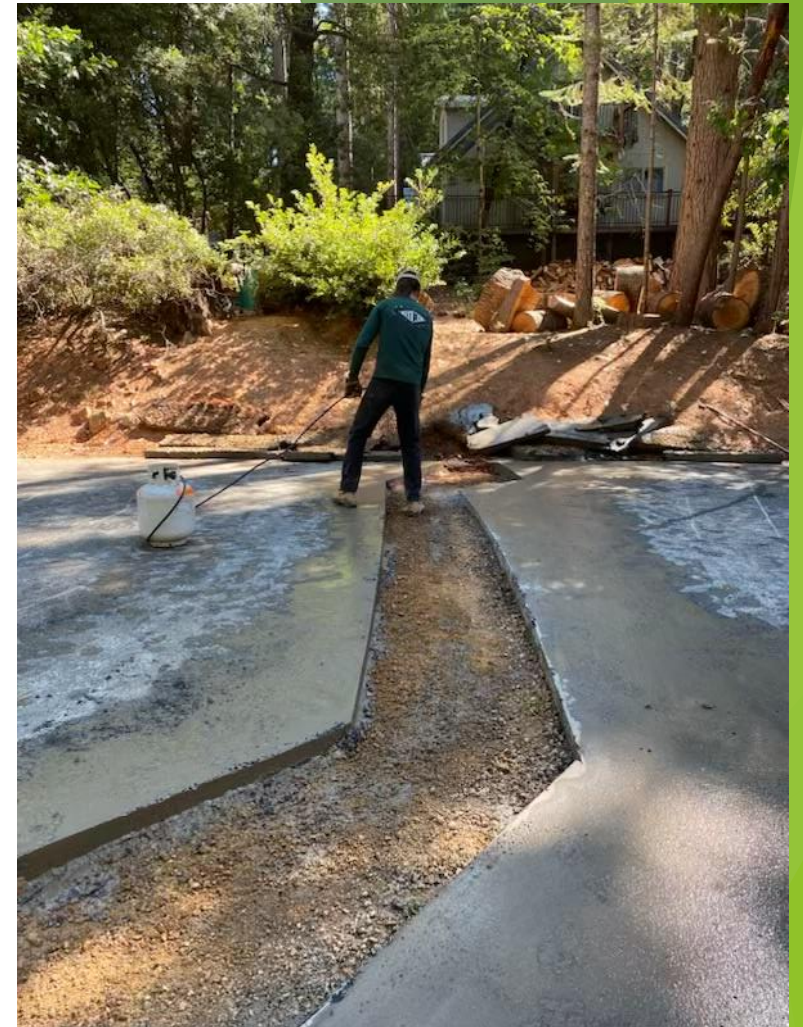
Maintenance Report

- Water Repairs



Maintenance Report

- Road Repairs



Committee Reports

Architectural	Safety	Firewise	Funding & Improvements
Steve Curran	Mary Lou Lauck	Rand Collins	Kathy Lardizabal
Susan Houle	Rhonda	Steve Bligh	Mike Padilla
Peggy Simeroth-Ames			Peggy Simeroth-Ames

Architectural

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

Safety

- ▶ Mary Lou Lauck
- ▶ Rhonda Roediger

Firewise

Rand Collins

- ▶ Complete your volunteer forms and turn them in to Rand by October 20
- ▶ The forms **MUST** contain the date the work was done as well as the Start and End time. (Ex: 9:00 - 10:30)

Fundraising and Improvements

- Rib Cook-Off Results
- Fund Summary
- Events Planned for 2025
 - Holiday Fair Nov 8
- Event Suggestions for 2026
- Pavillion Update

Fundraising and Improvements

Rib Cook-Off Results

► Earning Categories

► Cashier/Raffle Tickets	\$1903
► Rib Tickets	\$1723
► Bar	\$848
► Silent Auction	\$845
► 50/50 card game	\$415
► Ribs sold at end	\$40
► <u>Venmo</u>	<u>\$83</u>
	\$5857

Fundraising Summary

We currently have \$29,637

- ▶ Pavillion \$23,858
- ▶ 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
	Total for 2023	\$8,399	
2024			
	Memorial Day Yard Sale/BBQ	0	
	Annual Picnic	0	
	Rib Cook Off	4584	25% to fire mitigation=\$1146
	4th Christmas Fair	1849	
	Total for 2024	6433	
2025			
	Rib Cook Off	5857	25% to fire mitigation=\$1464
	Holiday Fair		
	Grand Total	\$29,637	Grand Total Fire Mit= \$ 5779
	Pavillion	\$23,858	

Fundraising and Improvements

- Remaining Events for 2025
 - Holiday Fair Nov 8
 - Reboot Internet Connection and Test
- New Event Suggestions for 2026
 - How would they run, how much can we earn
 - Car Show
 - Corn Hole Tournament
- Pavillion Update

Pavilion Update



Old Business

- ▶ Installing gate
- ▶ Pavilion
- ▶ Cleaning Lots
- ▶ Snow Plowing

New Business

► Committees

► Town Hall Meeting (CCR'S)

- Notice of New Committee Formation will be sent (email & website)
- Looking for 3-4 volunteers to lead New Committee
 - Coordinate follow-up meetings
 - Review work that has been done
 - Identify items for further review/input
 - Obtain input from membership
 - Obtain Committee Vote on new proposals
 - Propose new CCR's to membership

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**

**January
2026**