

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

April 27, 2024

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
 - Christmas Faire
 - Future Projects
- GCCS
- Old Business
- New Business
- Adjournment
- **Executive Board Session to Follow**

Approval of Minutes

Regular Board Meeting

-January 27, 2024

Executive Board Sessions

-January 27, 2024

-March 9, 2024, contracts

-March 30, 2024, contracts

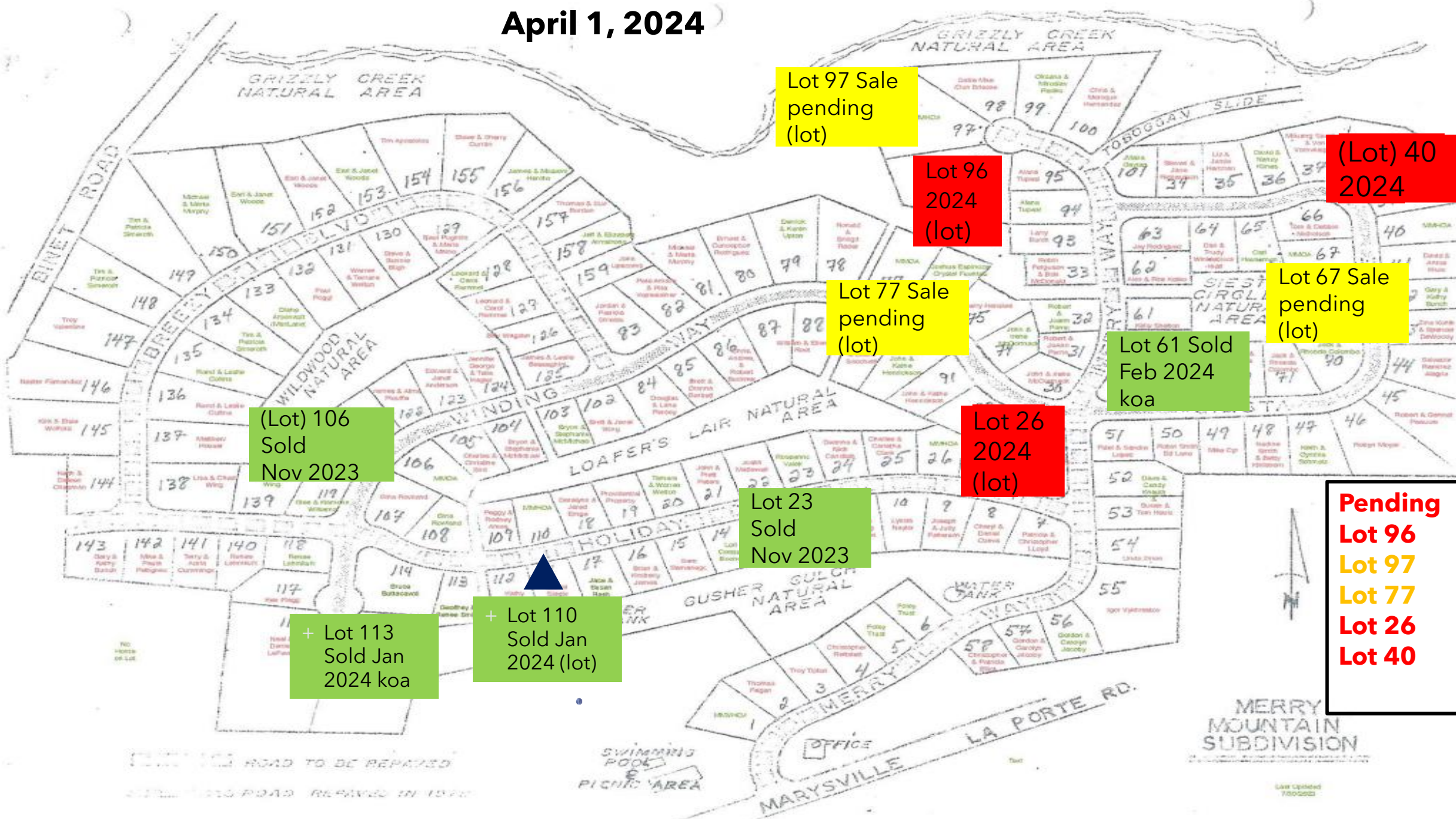
President's Report

- Key fobs for pool
- Enhanced security in place in multiple venues
- Second OOMA phone online
- 2024-2025 Budget Committee meets in May
- Significant maintenance gains since January 2024
- Site survey for Holiday Drive
- Common area clean up

President's Report

+ Lot Sales Update

April 1, 2024



Lot 97 Sale pending (lot)

Lot 96 2024 (lot)

(Lot) 40 2024

Lot 77 Sale pending (lot)

Lot 67 Sale pending (lot)

Lot 61 Sold Feb 2024 koa

(Lot) 106 Sold Nov 2023

Lot 26 2024 (lot)

Lot 23 Sold Nov 2023

Pending
Lot 96
Lot 97
Lot 77
Lot 26
Lot 40

+ Lot 113 Sold Jan 2024 koa

+ Lot 110 Sold Jan 2024 (lot)

ROAD TO BE REPAIRED
ROAD REPAIRED IN 1974

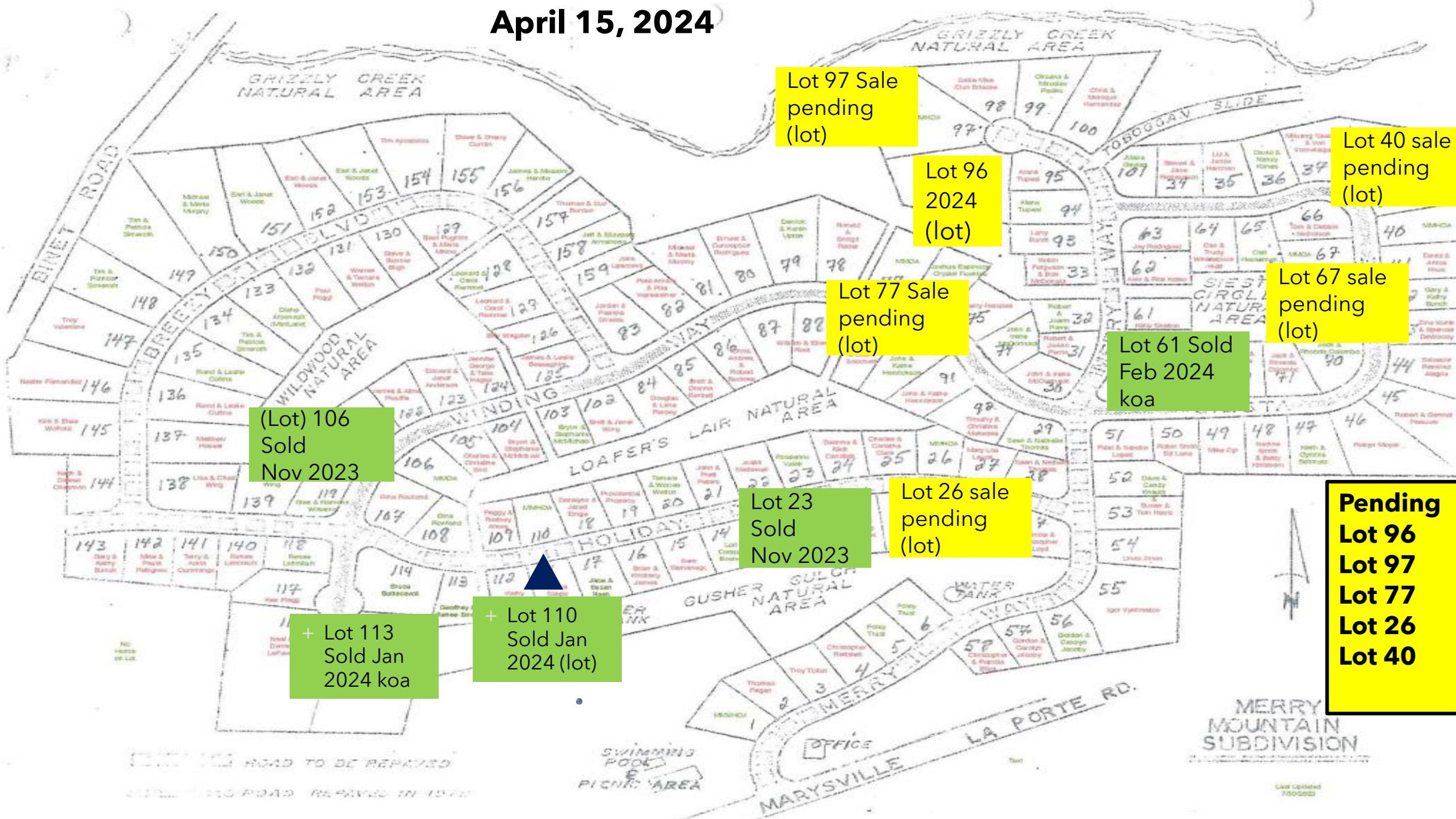
SWIMMING POOL
PICNIC AREA

MARYSVILLE LA PORTE RD.
OFFICE

MERRY MOUNTAIN SUBDIVISION

Law Limited 7/20/2021

April 15, 2024



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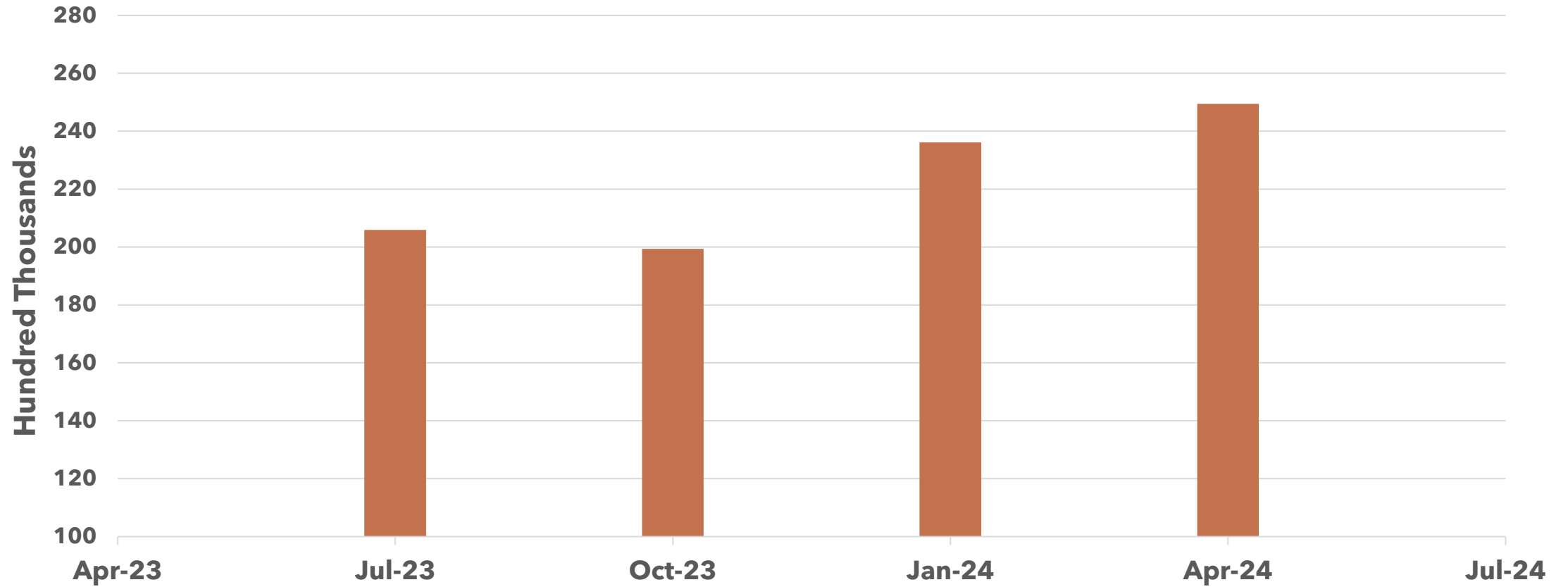
CFO's Report

CURRENT BALANCES

Operating Fund Alliance Bank	\$ 47,928.00
Reserve Fund Alliance Bank	\$ 100,476.00
Reserve Fund Wells Fargo	\$ 73,729.00
Payroll Account	\$ 10,099.00
Operating Acct Fundraising and Improvement	\$ 17,181.00
TOTAL FUNDS	<u>\$249,413.00</u>

CFO's Report

Total Funds



CFO's Report

Fund Income Statement **March 31, 2024**

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Operating Expense	6,484.20	12,955.51	6,471.31	97,216.63	105,644.41	8,427.78	157,466.09
Total Operating Income	-8.40	0.00	-8.40	150,440.34	118,099.56	32,340.78	157,466.08
Total Operating Expense	6,484.20	12,955.51	6,471.31	97,216.63	105,644.41	8,427.78	157,466.09
NOI - Net Operating Income	-6,492.60	-12,955.51	6,462.91	53,223.71	12,455.15	40,768.56	-0.01
Total Income	-8.40	0.00	-8.40	150,440.34	118,099.56	32,340.78	157,466.08
Total Expense	6,484.20	12,955.51	6,471.31	97,216.63	105,644.41	8,427.78	157,466.09
Net Income	-6,492.60	-12,955.51	6,462.91	53,223.71	12,455.15	40,768.56	-0.01

CFO's Report

Homeowner Delinquency

+ Accounts Receivable:	\$27,410.00
+ 0-30 days	\$196.15
+ 30+ days	\$27,214.00

CFO's Report

Board Vote

- + **To approve authorization to initiate collections:**
- + 23-12799 Notice of Delinquent Assessment (\$1,593.00)
- + 23-12801 Notice of Delinquent Assessment (\$1,044.00)
- + 23-12803 Notice of Delinquent Assessment (\$1,058.00)
- + 23-12806 Notice of Delinquent Assessment (\$1,548.00)
- + 24-10471 Notice of Delinquent Assessment (\$761.48)
- + 24-10472 Notice of Delinquent Assessment (\$933.96)

CFO's Report

Authorization to Lien with Sunrise

+ 21954 (\$6,046.00)

CFO's Report

Potential Revenue Increase

- + 8 Lots x \$1,296.00 annual \$10,368.00 revenue increase
- + 8 connection fees x \$2,000.00 one-time \$16,000 revenue increase

Maintenance Report



**Chris
Rodney
Jack**

The maintenance team has been very busy since January

The maintenance team once again proved their plowing skills. Streets were spotless after most recent storm in March 2024. At one point the team worked 24 hours straight keeping the roads clear. Picture perfect!!!

Maintenance Report



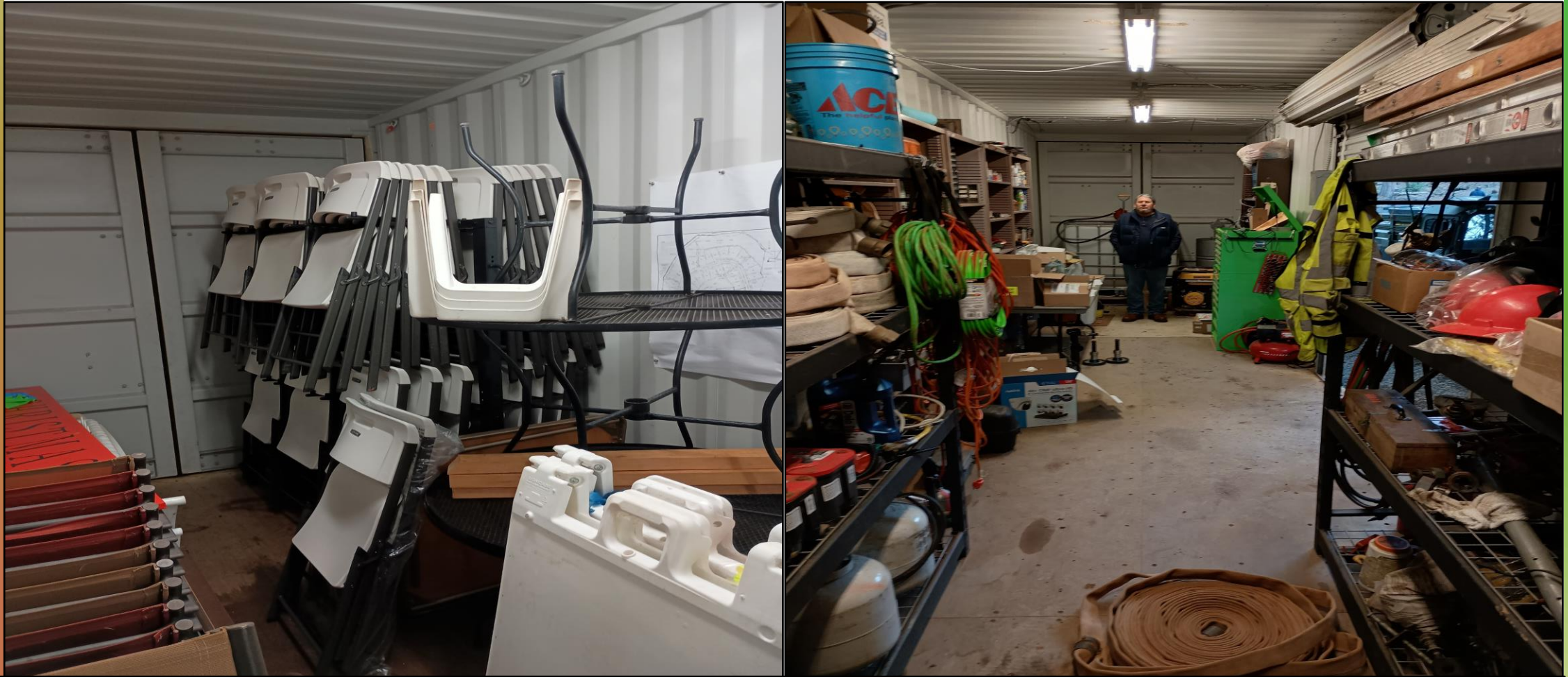
Spring cleaning taken to a new level. Several trailer loads of junk were removed from the maintenance yard. A new lighting system was also installed for safety reasons.

Maintenance Report



New lights installed in the maintenance yard for security, safety and night operations.

Maintenance Report



Left side, Kathy Lardizabal donated the chair rack to store 60 chairs purchased by the Improvements Committee. Right side, the maintenance team cleaned out and organized the maintenance container.

Maintenance Report

- + Painting Containers
- + Color to be selected
- + 20 gallons of paint
- + Preparation, cleaning
- + Commences June 2024
- + To be complete with in-house maintenance team?

A photograph of a pool deck. A red hose is connected to a black pump or filter unit at the bottom left. A black cable runs across the deck. Two white grates are visible on the deck. The text "Maintenance Report" and "Pool Update" is overlaid in white.

Maintenance Report
Pool Update

Pool Update

Big Foot?

Water tender

Jack Colombo

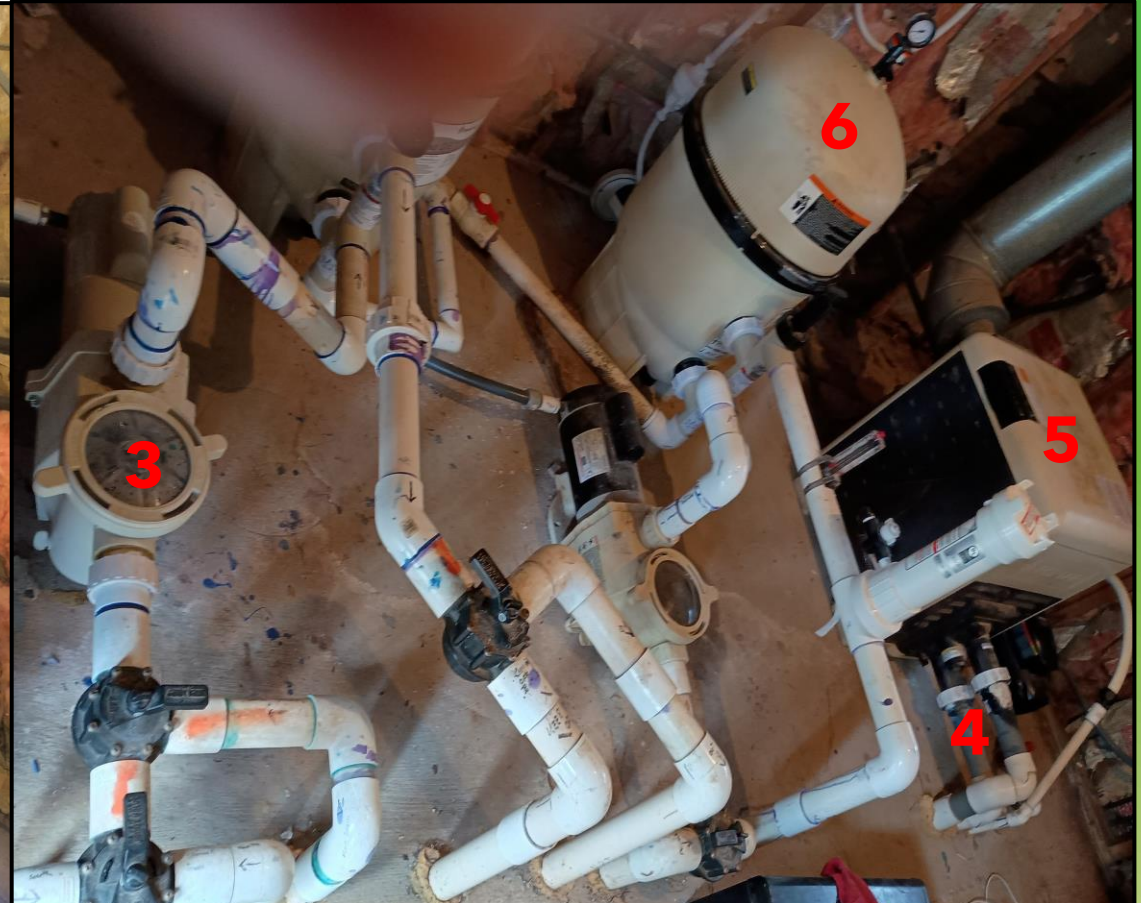
Jack Colombo led a significant effort to get pool ready for opening day, May 27, 2024



Pool Update

The pool was drained, cleaned, new grates put in and refilled. Water was pumped from the pool into the water tender and replaced from the tender, thus saving precious water—10,000 gallons (estimated).

Maintenance Report



Significant improvements and upgrades. Three pumps, dual timer, updated wiring and heater.

Maintenance Report



Maintenance Report Burn Pit



This photo captures it all, new tree planting, burn pile operations and picnic area cleanup.

Maintenance Report

The maintenance team has been very busy since January 1st

Project	Start Date	End Date	Cost	Lead
Pool dual timer.	February 16, 2024	Completed	\$749.00	Jack/Jamie Hartman
Pool total electrical update	February 4, 2024	Completed	\$1,389.00	Jack/Jamie Hartman
HUMMER water pump	17 February 2024	Completed	\$600	Chris Hernandez
Lot Tamara Welton water valve repair	February 2024	Completed	\$40.00	Chris Hernandez and Jack Colombo
Maintenance yard lights	21 February 2024	Completed	\$1,140.00	Josh Nelson contractor
New pool area cameras	March 2024	Completed	\$860.00 plus labor	Josh/ Jack lead
Burn pit	November 2023	Completed	In-house labor	Jack Colombo

Maintenance Report

Project	Start Date	End Date	Cost	Lead
Pool Phone	April	Completed	\$49.00	Josh/Jack
Wireless mesh between office and picnic area	Jan/Feb	Completed	\$0	Jack/Al/Chris
Trash Run	Feb	Completed	\$100.00	Chris/Jack
Pool Drain Grate replacement Refill	Early March	Completed	In-house labor	Jack
Repair portable pump	March	Completed	In-house labor	Chris
Place logs by Gary's home	18 Feb 2024	Completed	\$0	Jack/Chris

Maintenance Report

Project	Start Date	End Date	Cost	Lead
Street valves/repaint blue	April		In-house Labor	Jack
Electronic locks Key Fobs (Pool Area)	March/April	March/April	Est \$2000	Jack/Josh/Chris
Clean Bathrooms	April		In-house Labor	Jack
Set up pool area	May		In-house labor	Jack
Daily pool cleaning	May		In-house labor	Jack
Holiday Drive analysis	March/April	In Progress		Jack/Rodney/Chris

Maintenance Report

Project	Start Date	End Date	Cost	Lead
Privacy fence in front of pool	June/July		\$3000 estimate	ARC committee; Improvements Committee
Volunteer Day	June	June		Rand Collins to put out guidance.
Clean-up along LaPorte Road	April	In progress	In-house labor	Jack
Evaluate Stump Removal along LaPorte Rd	April	In progress		Al
Paint maintenance yard containers. Requests for bids out.	July 2024	September 2024	Bid/ Inhouse	Chris/Jack/Rodney obtain quotes. Arch committee approval.
Ramp to Pool Bathrooms & Office	July			

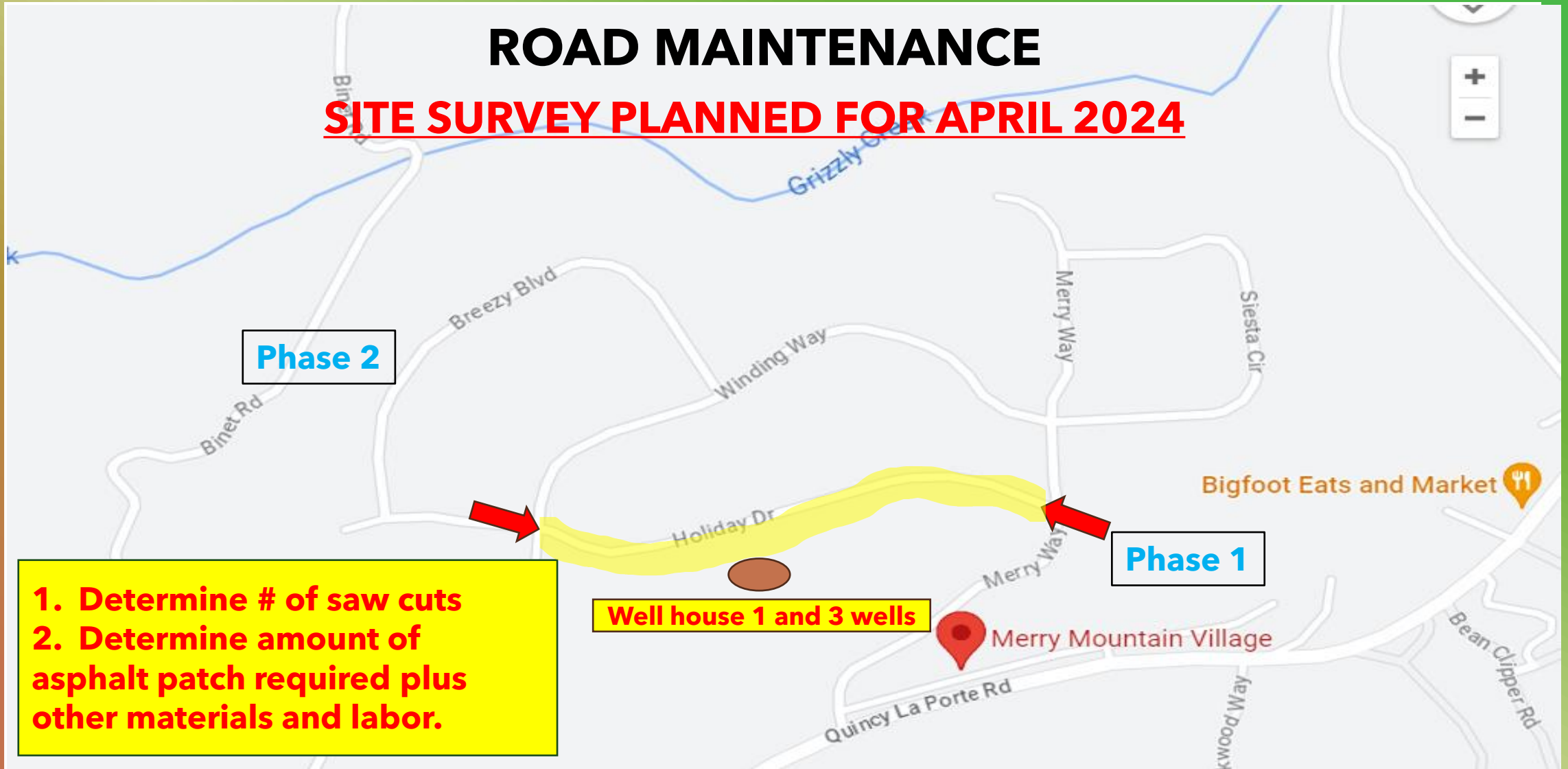
ROAD MAINTENANCE 5-YEAR PLAN

- To avoid raising HOA Dues we are taking a multi-year plan to road maintenance
- Identify areas needing road repair (root removal, side erosion, etc)
- Prioritize streets by need and establish work Phases
- Initiate Phase 1 in 2024/2025



ROAD MAINTENANCE

SITE SURVEY PLANNED FOR APRIL 2024



Phase 2

Phase 1

- 1. Determine # of saw cuts**
- 2. Determine amount of asphalt patch required plus other materials and labor.**

Well house 1 and 3 wells

Merry Mountain Village

FireWise Team Efforts

- + FireWise has agreed to assist MMV with clean-up in Common and other areas
- + Evaluation was completed in late April
- + Crews are expected to begin work this summer, exact date to be determined

Clean-up will include the Toboggan Run



Merry Mountain Mutual Water System

Book 2

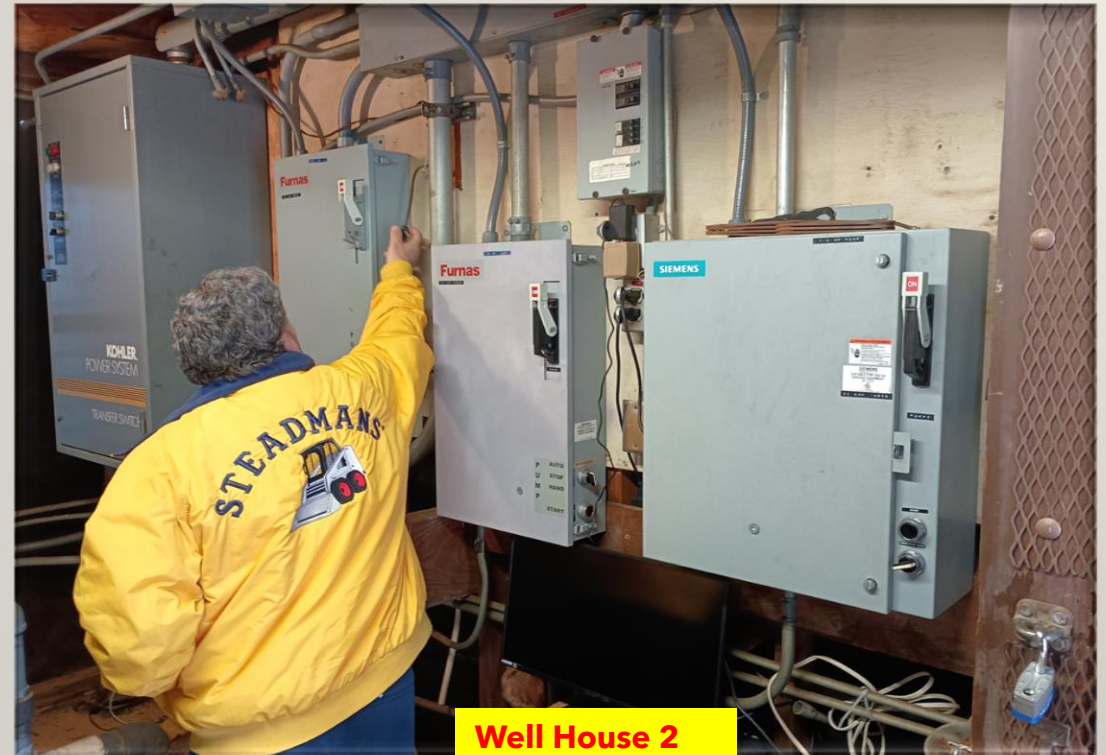
Water Infrastructure

20 November 2023

Maintenance Report

Merry Mountain Mutual Water Company

It does exist. On record with Butte County.



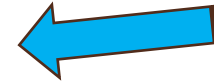
Well House 2

Well houses and wells inspected daily. Data collected daily, recorded and sent to Butte County monthly. New standard operating procedures currently under development.

Maintenance Report

Merry Mountain Mutual Water Company

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Well House 1



Well houses and wells inspected daily. Data collected daily, recorded and sent to Butte County monthly. New standard operating procedures currently under development.

Committees

Architectural	Safety	Firewise	Funding & Improve	Senior Advisory	Christmas Faire	Budget
Steve Curran	Mary Lou Lauck	Rand Collins	Kathy Lardizabal	Mike Padilla	Kathy Lardizabal	Tom Houle
Susan Houle	Rhonda	Steve Bligh	Mike Padilla	Mike Pettigrew		Kathy Lardizabal
Peggy Simeroth-Ames			Peggy Simeroth-Ames	Tamara Welton		
				Gary Bunch		

Architectural

Steve Curran

Susan Houle

Peggy Simeroth- Ames

Required

Color samples

Cedar fence approval by the swimming pool

Safety

Mary Lou Lauck

Rhonda Roediger

Firewise

Vice President Rand Collins

Steve Bligh

Seeking replacement for Rand Collins. Working Firewise issues for 10 years.

Senior Advisory

Mike Padilla

Mike Pettigrew

Gary Bunch

Rodney Ames

Al Lardizabal

Funding and Improvements

Kathy Lardizabal

Mike Padilla

Peggy Simeroth-Ames

Fundraising and Improvements

- Current Balance \$17,191
- Current Assets
 - 10 tables
 - 60 chairs
 - Two 10 x 20 pop-up tents
- Events Planned for 2024
 - Corn Hole Tournament and Taco Bar (summer)
 - Christmas Fair (winter)
- Project Recommendations

Clipper Mills Fire Station

Kathy Lardizabal

- Name Change
- Resolution of Property Tax Issues
- Budget Meeting Feb 24
 - Friends of Clipper Mills Fire Station
- Two Open Board positions

Old Business

Governing Documents

- + CC&R's
- + Restated CC&R's
- + Posted on MerryMountainVillage.info
- + Member Review and Comment
- + Send comments to website
- + 120-day review period
- + Comments to be reviewed
- + Issues brought forward
- + Vote takes place
- + Inspector of Election Mr. Tom Houle

By Laws

- + Restated By Laws
- + Posted on MerryMountainVillage.info
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New Business

- + Board of Directors Election
- + Inspector of Elections Mr. Tom Houle

Open Comments to the Board

THANK YOU

**Next Board of
Directors
Meeting and
Annual Picnic**

**July 27, 2024,
Saturday,
10:00 AM**