

Merry Mountain Village

CC&R Committee Meeting

April 11, 2026

2:00 pm

Village Office



Introduction

- **Overall Goal**

- The job of this committee is to identify why the Proposed CC&Rs 2024 did not pass and recommend specific changes or new amendments that will ensure a successful election.

- **Process**

- Each committee member will have 5 minutes to identify the specific article/section/number of items in the proposed CC&Rs for reconsideration.
- Sub-groups will research the issues related to the topic they agreed to work on with respect to legal, insurance, and general practices of other HOAs and will bring that information back to the committee for discussion at the Follow-Up Meeting.
- Follow-up Meeting will be scheduled to review information gathered and discuss proposals for any amendments to the CC&R's.

Introduction

- **What will not be allowed**

- Using Committee time to restate past grievances that resulted in the failed vote on the Proposed 2024 CC&R's
- Committee Members that focus on past grievances will be given a warning. If they persist using time to express grievances, they will forfeit their turn and the next Committee Member will be called.

New CC&R's that should be added

- **Include language that would enable/allow Electronic voting for elections**
 - **AB2159** is currently in the CA Legislature
 - Companies exist that will provide both electronic voting and mail in ballots
 - Costs could be significantly less than our current mail in ballot method.
 - Could speed up results significantly
 - Provides independent party to conduct elections

CC&R Items for review

- **Committee Members Input**

- Brenda Padilla
- Peggy Simeroth
- Steve Bligh
- Susan Houle
- Mike Padilla
- Kevin Szczurek
- Mike Pettigrew
- Bonnie Bligh
- Tom Houle
- Leah Szczurek
- Board of Directors

CC&R Items for review

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CC&R Items for review

- **Board of Directors**

- **Electronic Voting**

- Include language that enabling the Board to offer electronic voting in the future if we choose.

- **Art. 1 Definitions**

- Definition of Appurtenant Structure/ any rules that could be changed to accommodate such a structure.

- **Art. 4.2.5 Use Restrictions/Trees**

- Restrictions on tree removal encourages overgrowth. Should we amend this to encourage better tree maintenance and restrict overgrowth.

- **Art. 4.2.3 Use Restrictions / Temporary Structures**

- Variance can be granted to Temporary Structures provided a residence is on a lot. Should we allow the ability of people to request a temporary variance for trailers to maintain a lot even though a house is not on it? This resulted in owner selling because they could not clean their lot.

CC&R Items for review

- **Board of Directors**

- **Article 4.2.1.4 Use Restrictions / Concrete Foundations**

- Residence must be on a concrete foundation. Many are on raised foundations some are partially on concrete / partially on a raised foundation. Some lots could not be built on a concrete foundation.

- **Article 4.6 Use Restrictions / Business Activities**

- Many jobs are now remote and make use of the internet for work.
 - The Village is a desirable living location that could benefit from owners with this type of work.
 - Home based businesses that do not include visiting customers could be allowed.
 - Short-term rentals could be allowed but limited. For example, once per month could fall within the 30 day minimum.

CC&R Items for review

- **Board of Directors**

- **Article 4.19.6 Use Restrictions / Snow Removal**

- The village is not liable for harm or damage to vehicles or property during snow removal. Add language to state snow removal is NOT mandated in the CC&Rs. Historically, Village management performs this as a courtesy to village members but ONLY removes snow on main roads. Anything beyond the main roadway that allows members to access their homes is the responsibility of the homeowner. While efforts are made to keep berms to a minimum, they are the responsibility of the homeowner.

- **Article 4.25 Use Restrictions / Burning**

- Should we add language stating village management may remove excess brush/felled trees that present a fire hazard to lots and neighbors and cost could be billed to member?

- **Article 4.26 Use Restrictions / Variances**

- Should the option for a variance also be extended to Temporary, Structures forbidden in 4.2.3?

CC&R Items for review

- **Board of Directors**

- **Article 7.1.3 Damage or Destruction/ Condemnation of Common Facilities**

- Can we reduce the % of members needed (75%) to approve expenditures >\$5000 to restore damage facilities? If not, can we increase the dollar amount we have to exceed for approval (>10k)

- **Article 7.1.4 Damage or Destruction/ Residence**

- Should we increase the timeframe from 6 months to 12 months to allow more time to file/receive insurance and identify contractor to demolish or rebuild?

- **Article 9.1 Architectural Control/ Submission of Plans and Specifications**

- Are landscaping plans really being reviewed?

- **Article 9.5 Architectural Control/ Rules**

- Should we spell out the rules in a subsection? They are spread over several Articles.
 - Is the timing for conducting reviews/re-inspections adequate or should they be updated?

Assignments

Notes

- Election Buddy (provides both electronic and mail voting for \$29)