



Merry Mountain Owners' Assoc. Inc.

P.O. Box 132, 6158 Merry Way, Clipper Mills Ca. 95930
Telephone (530) 237-3064

BOARD OF DIRECTORS MEETING MINUTES Saturday October 11, 2025 10:00 am @ MMOA

Meeting called to order: Rodney Ames, President called meeting to order @ 10:00am.

Roll call: present: Rodney Ames , President

Pedro Amaral, Vice President

Kathy Lardizabal, Member at Large

Alana Tupasi, Secretary

absent: Jack Colombo, CFO

Special guest: Christina Allmon, Hignell Representative

Approval of Minutes: Regular Board Meeting July 26, 2025

Executive Board Sessions August 11, 2025/August 27, 2025/

September 9, 2025/ September 30, 2025.

Quorum present and motion made.

Associate Members Present: Peggy Ames, Alejandra Pugnali, Bonnie Bligh, Brenda Padilla, Mike Padilla, Tom Houle, Susan Houle, Leslie Collins, Rand Collins, & Tamara Welton.

PRESIDENT'S REPORT: The Bobcat and the Ford Truck have been repaired and ready for use. Pool motors have been purchased and installed.

CFO's REPORT: Approval by Board of Directors was required for three delinquent accounts to move forward with recording Liens on the properties. Vote was unanimous.

Total in Arrears as of 9/11/25 : \$ 48, 030.

Total in Collections: \$38, 615.

Operating Fund Alliance Bank. \$ 57, 240.

Reserve Fund Alliance Bank: \$160, 912.

Reserve Fund Chase: \$ 67, 440.

Payroll Account: \$ 3, 104.

Fundraising & Improvement: \$ 23, 419

Total Funds: \$312, 115.

MAINTENANCE REPORT: As discussed in our previous meetings, the reserve studies for our water system, paving, water lines and vehicles indicate that we are only 3.2 % funded. The Browning Reserve Study recommends that we immediately increase our reserve in order to ensure a safe community now and in the future. Several suggestions have been proposed, but no immediate changes are planned. Copies of the reports conducted by the Cranmer Engineering Services should be available in the MM website soon.

Information is being collected to apply for grants or other assistance.

Pedro also mentioned that the water board is compiling a requirement regarding anti- siphon valves to prevent water back flow. More information about certification is coming soon.

Tree removal problems were discussed. PG&E has been felling large trees but have failed to remove them causing safety issues.

COMMITTEE REPORTS

ARCHITECTURAL : No new requests at this time

SAFETY: We need volunteers for this committee

FIRESAFE: Rand Collins requested that all members complete volunteer forms and turn them in by October 20, 2025. The forms must contain the date the work was done as well as the start and end time. Example: 9:00 to 10:30

FUNDRAISING & IMPROVEMENT: Profit from this year's Rib Cook Off: \$ 5857.

Fundraising Summary (since 2022) : Pavilion Total: \$ 23, 858.

Fire Mitigation: \$ 5, 779.

Total: \$29, 637.

Remaining Events for 2025: Holiday Fair, November 8, 2025

This will be held behind the pool. Many food, arts and other vendors will be there.

There is still time to donate raffle prizes and volunteer to help out.

MERRY MOUNTAIN MEMBERS: We are counting on you!

Other events suggested: Corn Hole Tournament & Car Show

Mike Padilla shared new plans for construction of the pavilion.

OLD BUSINESS: The gate to the exit is still not installed. Several properties are in need of improvement. Many volunteers have signed up for snow plowing this year. Pool cover and maintenance during winter was reviewed.

TOWN HALL MEETING/ CC&R COMMITTEE

Email will be sent out regarding plans to work on the Covenants, Conditions and Restrictions for Merry Mountain Village. We need to revise the old CC&Rs and vote on the new ones.

NEXT BOARD OF DIRECTORS MEETING IS SATURDAY JANUARY 10, 2026.

Meeting adjourned at 11:42 am

Executive Session followed.

