



Merry Mountain Owners' Assoc. Inc.

P.O. Box 132, 6158 Merry Way, Clipper Mills Ca. 95930
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Board of Directors Meeting Minutes

Saturday October 26, 2024 @ 10:00 AM MMOA Office & Zoom

Meeting called to order : Rodney Ames, President called meeting to order at 10:01 AM

Roll Call: PRESENT: Rodney Ames, President, Pedro Amaral, vice president, Tom Houle, CFO, Alana Tupasi , secretary

ABSENT: Chris Hernandez, member at large

Guest: Christina Allmon, Hignell representative

Approval of Minutes: July 27, 2024 minutes approved. Executive Directors Meetings July 27, 2024 & August 14, 2024 approved. Quorum present and motion made.

Association Members Present: Rhonda Roediger, Peggy Simeroth-Ames, Susan Houle, Mike Padilla, Jack Colombo, Jill McCarthy, Steve & Bonnie Bligh, Rand & Leslie Collins, Alejandra Pugnali, Tamara Welton, Brenda Padilla.

President's Report: Rodney addressed Merry Mountain water infrastructure update to be discussed by Pedro. Key fobs for swimming pool on hold since pool is closed for now. New cameras that are more effective are being installed.

Treasurer Report:	Operational Fund Alliance Bank	\$70,255.
	Reserve Fund Chase Bank	\$189,432.
	Payroll Account	\$4,783.
	Operating Acct Fundraising/Improv	\$21,764.
	Total Funds:	\$286,234.

Due to repairs and reporting requirements needed for the water system in October, there were extra maintenance costs for the fall months.

Delinquent Assessments: there are 28 past due accounts and 1 foreclosure CFO managing collections.

Maintenance Report: Matt and Heather are our maintenance staff at present. Pedro Amaral reported on our water system issues that will require attention for the longevity of our water system.

Butte County and EPA required us to check all the water lines, etc, and that has been done and submitted on the due date of 10/16/24. There was a discovery of some leaks, loss of water occurrence, pumps shutting off (and its complexities). Some meters were difficult to view because of construction and tree interference. HOA had a collapsing roof over the primary well house, and it was repaired and replaced. Some repairs were made on leaks, but the checks shed light on many issues that will require attention for the long term longevity of our water system.

HOA was given several recommendations for upgrades to our water system in 2007, which were not carried out. In particular, a recommendation to upgrade the 6 inch main distribution lines was not carried out. As a result, the substantial cost was not spread out over the intervening years. Several tests should be conducted such as asbestos testing every nine years and lead and copper every three years. HOA has many considerations regarding our water and more information to come. Still investigating a path forward. Plan is still in process and solutions will need to be addressed.

Hummer is ready for snow operations.

Bobcat is repaired and ready for use.

Committee Report: WE NEED VOLUNTEERS FOR COMMITTEES!

Safety, Fire Wise, Senior Advisory, Funding & Improvement need volunteers. These committees require two board members on each committee. If anyone is interested in joining, please notify the board. Rodney and Alana are now on the Fire Wise board with Rand Collins, Fire Wise Report: Rand requested that all members fill out the Volunteer Hours Tracking Sheets and turn them in by the middle of November. Activities include removal of any or all of your vegetation, removal of leaves and pine needles from your roof, creating defensible space in your yard, etc.

Architectural Report: Four tree removals have been approved.

Safety Report: Still problems regarding drivers exceeding the limit.

Reminder: snow removal crews' priority is clearing the roads, berms are the owners' ultimate responsibility.

Funding and Improvement Committee: Funds raised from the Rib Cook Off is \$4,584. Thanks to all who organized, donated, worked and attended. 1/4 to the profit goes to fire mitigation in M.M.

CHRISTMAS IN THE VILLAGE: December 7th from noon to 4:00 PM.

Clipper Mills Fire Station: Bingo was a success and may begin earlier in the season next year.

Old Business: Election Update. We did not receive enough ballots to finalize a change in the CC&Rs.

Open Comments to the Board: Home owners were present and made various comments and suggestions.

NEXT BOARD MEETING: JANUARY 11, 2025 MMOA OFFICE & ZOOM

Adjourned : President Rodney Ames adjourned meeting at 11:58 AM

Executive Session followed.