



Merry Mountain Owners' Assoc. Inc.

P.O.Box 132 6158 Merry Way Clipper Mills Ca. 95930

Telephone (530)675-3229 office@merrymountain.org

Board of Directors Meeting Agenda

Meeting Scheduled for Saturday November 11th, 2017 at 9:00AM; MMOA Office

1. **Call meeting to order:** Meeting called to order by Mike Pettigrew, President at 9:04 AM. Mike Pettigrew made Honorable mention to all Veterans, across the USA, who have served our country.
2. **Roll Call:** Mike Pettigrew, President. Mike Padilla, Vice President. Denise LeFevre, Treasurer. Tamara Welton, Secretary. Rand Collins, Member At Large.
3. **Members Present:** Don Roberts, Leslie Collins, Brenda Padilla, Neil LeFevre, Matthew Stamper, Leonard Rammel.
4. **Approval of minutes:** Board meeting for September 16th, 2017. Reviewed and approved.
5. **Date of next Board Meeting:** January 13th, 2018.
6. **Secretary's Report:** If you are in the process of selling your MMOA property, PLEASE return your pool key to the office. It is a \$50.00 charge to new owner to obtain a pool. Also, previous owner will not receive their deposit back, if pool key is not returned.
7. **Treasurer's Report:**
 1. **Chase:** \$20,000.00
 2. **Chase:** \$84,385.39
 3. **Wells Fargo:** \$105,191.80

Update on 2016-2017 year end annual report: Our audit and tax information on target to be completed by end of the month (November 2017). Lot #23 owned by county and county is not paying dues. MMOA will attempt to communicate to county. Lot #3 sold.

8. **Manager's Report:** (See Attachment) Recent close fires, to MMOA Village, brought forth the idea of an emergency siren with variable capabilities. Neil has investigated some prices of sirens that our current generators can handle to operate them. Price ranges from 500.00 to 2,000.00 or more depending on capabilities. A motion was made to investigate sirens, for developing protocols for various signals, and establishing a meaningful contact with the fire department.
 1. **Update on army snowplow:** 08/21/2017 Neil resubmitted paperwork the seller lost. The response was they are taking a solid 12 weeks to consider our response. Tuesday 11/14/2017 is the end of the 12 week wait. Neil will then arrange transportation of the vehicle to MMOA.

9. **Architectural Committee's Report:** MMOA office worker pulled various submissions to Architectural Committee and she will contact owners following up on any projects going forward. It is a way for MMOA to monitor any expiration of submissions.
10. **Safety Committee's Report:** A stop sign will be placed on the corner of Winding Way and Merry Way. The Yield sign that exist there will be moved to Winding Way and Holiday Drive. Approval to purchase one stop sign.
 1. **Update on fire letters identifying fire hazard:** Fire committee will give Mike Pettigrew a copy of their letters, in regards to fire safety and danger, and letters will be sent out soon to lot owners who were rated 2 & 3. The scale is from 1-3. with 3 being the worst for fire danger.
 2. **Update on fire grant:** According to the grant paperwork received by MMOA recently, it is just a plan and no commitment to do a fire break as discussed in prior meetings. The area in consideration has 10 participating entities for fuel reduction. MMOA is in favor of a grant application which would establish a fuel reduction plan for Clipper Mills' general community. We are closer than we have ever been before. Time will tell.
11. **Old Business:** Response to letter for second exit pending response.
12. **New Business:** Noise pollution in our MMOA community has become a concern during the night. According to the CC&R's Article 8. Section 3. No illegal, noxious or offensive activities shall be carried out or conducted upon any Lot or Common Area nor shall anything be done within the Properties which is or could become an unreasonable annoyance or nuisance to neighboring property Owners. Without limiting the foregoing, no Owner shall permit noise, including, but not limited to barking dogs, to emanate from an Owner's Lot or from activities within the Common Area, which would unreasonably disturb any other resident's enjoyment of his or her Lot or the Common Area. Also, trespassing on other owner's lots is prohibited. Lot owners are responsible for keeping their drainage ditches/culvert bordering their property reasonably clean and debris free. On Friday the 17th available board members are to meet with Director of General Services of Butte County. Mr. Grant Hunsicker at the Volunteer Fire House in the late afternoon to help determine future management of the Fire House. Comment to include Clipper Mills community for future discussion of the Fire House was favorably viewed.
13. **Adjourn Meeting:** Meeting Adjourned by Mike Pettigrew, President at 10:37 AM.

Submitted by

Tamara Welton Secretary

MMOA Board of Directors



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Board of Directors Meeting Minutes

Meeting Minutes for Saturday September 16th 2017; 9:00 AM at MMOA Office

1. **Call meeting to order:** Meeting called to order by Mike Pettigrew, President at 09:02 AM.
2. **Roll Call:** Mike Pettigrew, President. Mike Padilla, Vice President. Tamara Welton, Secretary. Denise LeFevre, Treasurer. Rand Collins, Member at Large.
3. **Members Present:** Jim Wise, Neil LeFevre, Brenda Padilla, Leslie Collins, Leonard Rammel, Don Roberts, Loretta Roberts, and Robert Clark.
4. **Approval of minutes:** Board meeting for July 22nd, 2017 reviewed and approved.
5. **Date of next Board Meeting:** November 11th, 2017 09:00 AM at MMOA office at 09:00AM ALL WELCOME!
6. **Secretary's Report:** Jim Wise, made an honorable mention re: minutes. ALL MEMBERS (OWNERS OF PROPERTY IN MMOA) ARE ENCOURAGED TO ATTEND MEETINGS SO YOUR INPUT, IDEAS, AND CONCERNS CAN BE HEARD. "You'll always miss 100% of the shots you never take"-WAYNE GRETZKY
7. **Treasurer's Report:**
 1. **CHASE:** \$ 92,990.09
 - a) **building acct:** \$ 20,000.00
 2. **WELLS FARGO:** \$105,187.28
8. **Manager's Report:** Humvee, purchased for snow removal, slightly delayed due to stringent government military paperwork requirements.
 - a) See Attachment
9. **Architectural Committee's Report:** A number of trees are being removed and properties are being cleaned up. Office staff is going through architectural permits, and they are making sure the requests are in date. Architectural request are only good for one year. A discussion was opened regarding new construction on empty lots, and if owners can live in Recreational Vehicles while building. There are some complicated rules to review, and what is considered proof of intent to build. Proof of having permits was suggested, because of their costliness. Having permits would show singular intent to begin a build. Board to review this topic.
10. **Safety Committee's Report:** We had some youthful people going down the Toboggan run, and in the village on gas operated vehicles, at questionable speeds. There is a very restricted speed limit in the village of 15MPH. Please remind your guest who operate recreational vehicles in the village. Neil researched speed bumps for the village and they will cost \$1,000.00 for one. The other consideration was the stabilizing devices could cause road damage over time. There will be an investigation of putting up STOP SIGNS to slow down traffic in the village. Once reviewed there will be new STOP SIGNS instituted. We are a public pool and the Department of Public Health outline the rules for use of our pool safely. To deter a potential shutdown of our village pool, under no circumstances should diapered babies be in the adult pool. Manager will contact Department of Public Health to discover if rules have changed for the children's wadding pool. Until then, non-potty trained babies can not be in the pool. The enactment of stringent Department of Public Health rules could be very costly to MMOA members if a shutdown is incurred. ABSOLUTELY, no glass vessels in the pool area. There is evidence, that users of the

pool, are bringing glass into the gated pool area. Again, this can incur a costly shutdown of our pool.
REMINDER: If you are not familiar with pool rules, POOL RULES ARE POSTED NEAR PHONE on the wall between bathrooms in the pool area.

11. **Old Business:** Next Sunday September 24th will be the last day that the pool will be open. Fire Safety Committee: They are going forward with evaluation of properties, and everyone that has a two or three (on a scale of 1-3 with 3 being the worst) will be getting a letter regarding individual member's property cleanup. Neil is going to begin a new dialogue with a different neighbor near MMOA regarding a second entrance/exit access to the village.
12. **New Business:** MMOA office staff to research, and begin to make a list: of helpful hints for winter, and for new buyers to have contacts for utilities and services in the area. #1 helpful hint: PREPARE YOUR HOME FOR WINTER, AND NO PARKING ON THE STREET PER CC&R'S- SNOW REMOVAL EQUIPMENT EXPECTED TO BE IN USE SOON! The volunteer fire station, near MMOA, is owned by the county. If they were to let it go its ownership comes back to MMOA. That was recently confirmed in the deed search. Cal Fire currently has control of local volunteer fire department in Clipper Mills. MMOA will begin clarifying what the agreements are and when the deadlines will begin. There might be a grant for MMOA, for fuel cleanup, from a fire prevention stand point. Don Roberts hopes to know within a month.
13. **Adjourn Meeting:** Meeting adjourned by Mike Pettigrew, President at 10:45 AM.

Submitted by

Tamara Welton Secretary

MMOA Board of Directors

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Board of Directors Meeting Agenda

Saturday July 22rd, 2017 2:00PM; MMOA Office

1) **Call meeting to order:** Meeting called to order by Mike Pettigrew, President at 2:14 PM.

Roll Call: Mike Pettigrew, Mike Padilla approved for Vice President, Denise LeFevre, approved to remain treasurer, Rand Collins to remain member at large, and Tamara Welton to remain secretary.

2) **Approval of minutes:** Minutes moved for approval with no ammendments.

3) **Date of next Board Meeting;** September 16th, 2017 9:00AM at MMOA office

4) **Secretary's Report:** Nothing at this time.

5) **Treasurer's Report:** Nothing new from Annual meeting.

1. CHASE:	\$84,583.02
2. WELLS FARGO:	\$105,182.68
3. CHASE:	\$20,000.00

6) **Manager's Report:** (See Attachment)

7) **Architectural Committee's Report:** Remember your forms for architectural approval are only good for one year.

8) **Safety Committee's Report:** Members should be proactive at the time an event is witnessed or see an occurrence of unsafe practice and or is out of compliance with CCNR's rules and regulations.

9) **Old Business:** Lot clearance letters update. No one showed for their Fire and Brush clearance hearing. Second phase, for those MMOA members, approved by board. MMOA might have a possible alternative second exit to consider. Fire committee to look at the potential for the second exit.

10) **New Business:** Board Members selected and approved new members position. Mike Padilla new board member and Denise LeFevre was reelected. Fire and Brush Safety Committee to begin assessment of who will received first time clearance letters and mail them out soon.

11) **Adjourn Meeting:** Meeting called to adjourn by Mike Pettigrew, President at 02:30 PM

Submitted by
Tamara Welton Secretary
MMOA Board of Directors



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BOARD of DIRECTORS MEETING MINUTES

MMOA Meeting Minutes for Saturday May 6th, 2017 at 9:00AM at MMOA Office.

1. **Call meeting to order:** Meeting called to order by President Mike Pettigrew at 9:03 AM.
2. **Roll call; Board Members Present:** Mike Pettigrew, President. Denise LeFevre, Treasurer. Tamara Welton, Secretary. Rand Collins, Member at Large. Jim Wise, Vice President.
3. **Members Present:** Bonnie Bligh, Steve Bligh, Leslie Collins, Andrew Baral, Neil LeFevre, Mike Padilla, Brenda Padilla, Don Roberts, Steve Curran, and Sherry Curran.
4. **Approval of Minutes:** Minutes approved for March 11th 2017.
5. **Date for next Board Meeting:** Next meeting is the annual owners meeting and picnic, and every MMOA members is delightfully encouraged to attend. July 22nd, 2017.
6. Secretary's Report: July 22nd Annual meeting schedule will be as follows:
 1. Brush Clearing Letters Hearing: 09:00AM
 2. Ballot Count: 09:30AM
 3. Member Sign-in: 09:30AM-10:30AM
 4. Annual Meeting: 10:30AM-12:00PM
 5. Picnic-Potluck (main course provided by MMOA) 12:00PM-02:00PM
(Sides and other dishes provided by members)
 6. BOD meeting (All members welcome) 02:00PM
7. Treasurer's Report:
 1. **Chase:** \$ 89,921.82
 2. **Chase:** \$ 20,000.00 (Construction Account)
 3. **Wells Fargo:** \$ 127,621.70
 4. Regarding Proposed Operating Budget for Fiscal Year 2017-2018. Budget committee meeting met 04/22. Participants were given work sheets. Cooperation and input was stellar. One change, recommended by auditor, was to decrease Bad Debt from 5,000\$ to 2,500\$ therefore, decreasing overall loss and increasing revenue. On new budget reserve contribution will be 24,300\$. No dues increase necessary. Pool will remain open one additional month this year. Plow truck replacement was not in the new budget figures. However, container fee for MMOA assets and tools is in the new budget. See attachment.
 5. Treasurer has been pivotal to recovering significant sums of money through fees and back membership dues which has allowed MMOA to reduce bad debt on the records.
 6. Owners for Lots #39 and #77 would like MMOA members to be notified they are up for sale. Lot #110 will come back to MMOA ownership. Lot #23 is owned by the county. Lot #3 is going to the county's for monies owed.
 7. Estimated Expenditure 2017/2018 is 59,768.00\$ This is used as a guideline only. However, it is a helpful number to start with so today board approved it as our reserved budget for new fiscal year. See attachment with projected expenditures.

8. New Candidates running for Jim Wise and Denise LeFevre's position will be mailed out ASAP. All Ballots need to be in by Mid June. Alana Tupasi and Leslie Collins will count ballots at Annual Meeting. Candidate Review Committee are Paula Pettigrew, Leslie Collins and Tamara Welton.
9. Motion to purchase 4 gifts at 25\$ approved for Annual Meeting.
10. Rules and Regulation for returned checks. Members who provided payment with checks that are returned will acquire an additional fee of 30\$ to cover cost of administration and bank fees. This will be a change to line 8.01. Change was approved.
8. **Manager's Report:** See handout. Bobcat out of service. Tracks are 1,300.00\$ and both to be replaced. Repairs and service items greater than max on Manager's credit account. Board approved increase in MMOA's credit limit to 5,000.00\$. This will eliminate delays in repair work for large equipment items. FYI: Neil's D1 license (Water Treatment Operator) is very cost effective for HOA. His D1 license keeps MMOA from having to hire a private D1 operator.
 1. **Truck replacement:** For a slightly used, diesel truck with the strength to carry plow, the price comes at approximately 40,000.00\$ Neil will continue to search for any available used trucks at a good deal we can purchase. This would be a reserve item purchase.
9. **Architectural Committee's Report:** Some tree removal approved since this session.
10. **Safety Committee's Report:** Some dead trees are in the common area. Be aware, when using common area that these dead trees can come down at any time. Manager, has left them, for nature to remove, out of safety for workers.
11. **Old Business:** Safety Brush Cleaning Leaders are: Mike Padilla, Neil LeFevre, Don Roberts, Rand Collins, and Leonard Rammel. 3 of the 5 members are required to approve lots for brush removal. A scale from 1-3 is used, with 3 being "Very Bad". For members who have received letters, from the brush removal committee, a hearing has been set for 9:00AM on 7/22. Please be present or a decision will be made without your input. Also, Cal Fire periodically does come through and site members for fire safety. Removable speed bumps still remain under investigation. Speed limit is still throughout village is 15MPH.
12. **New business:** Sheriff Department has 2 new officers in the area. Not specifically for Clipper Mills, but the area is included.
13. **Adjourn meeting:** Meeting called to adjourn by Mike Pettigrew at 10:30AM

Submitted by
Tamara Welton, Secretary
MMOA Board of Directors



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BOARD of DIRECTORS MEETING MINUTES

MMOA Meeting Minutes for March 11th, 2017 at 9:00AM at MMOA Office.

1. **Call meeting to order:** Meeting called to order by Mike Pettigrew at 09:05AM
2. **Roll call: Board members present:** Mike Pettigrew, President. Denise LeFevre, Treasurer. Tamara Welton, Secretary. Rand Collins, Member at Large. Jim Wise absent.
3. **Members Present:** Alana Tupasi, Bonnie Bligh, Steve Bligh, Mike McClelland, Andrew Baral, Paula Pettigrew, Karen Lindstrom, Leslie Collins, Leonard Rammel, Mike Padilla, Brenda Padilla, Loretta Roberts, Don Roberts, Neil LeFevre.
4. **Approval of Minutes:** Minutes approved for January 14th, 2017.
5. **Date for next Board Meeting:** May 6th, 2017.
6. **Secretary's Report:** All members interested in submitting your name for board membership please contact office before Saturday May 20th. Two board member positions up for reelection. Announcement of winners will be made at annual meeting on July 22nd, 2017. Committee approved to review candidates are Paula Pettigrew, Leslie Collins, and Tamara Welton.
7. **Treasurer's Report:**
 1. **Chase:** \$ 87,242.11
 2. **Chase:** \$ 20,000.00
 3. **Wells Fargo:** \$127,618.83

Collections resolution for lot 106, 70, 78, 118, 17, 02, 39, 65. When MMOA members communicate directly with Denise and resolve collections early the member will bypass fees. Lot # 110 coming back to MMOA. Lots 26, 98, 92 approved for collections. Helsing Reserve Study required and approved. Cost \$1,800.00 approved. Budget committee meeting to meet Saturday April 22nd, 2017 at 9:00AM at MMOA office. Everyone is welcome. Volunteers approved for Budget committee are Alana Tupasi, Leslie Collins, Andrew Baral, Neil LeFevre, Paula Pettigrew, and Denise LeFevre. Meeting will last approximately 2-3 hours or when budget completed.

8. **Managers Report:** See Attachment. New Generator estimate came in at \$5,000.00 plus it will require an electrician to install and a pad installation. Current truck/snow plow beyond its useful life. Neil to investigate truck/snow plow set up replacement equipment. MMOA can retain old equipment.
9. **Architectural Committee's Report:** 2017 stormy winter season caused some property damage. It is recommended property owners should evaluate their property for any clean-up necessary.
10. **Safety Committee's Report:** Recently, SWAT team used MMOA property for incident in Clipper Mills. MMOA members were allowed to leave, but were unable to return for a few hours. This incident could reopen discussion for need of second access to Merry Mountain. Mike Pettigrew to draft letter of support to SWAT and sheriff Honey.
11. **Old Business:** Lot/Brush clearance committee approved. Members are: Mike Pettigrew, Neil LeFevre, Don Roberts, Rand Collins, and Leonard Rammel. 8 Lot/Brush clearance letters already generated. New committee to review follow-up. Mike Pettigrew to contact Cal Fire regarding water line (at their expense) to volunteer fire station. As a non profit, we can do work for the good of the community. There will be no extra cost to MMOA for plowing Bucks and One Eyed Jacks during increment weather. Neil will begin the second phase of MMOA's new storage area approved prior. Second container to come this spring. Volunteer tracking form to have a few changes and available to members. We are still in Firewise 2017.
12. **New business:** Paula Pettigrew will not be heading up the annual meeting picnic BBQ this year. If you can volunteer to assist please contact Paula Pettigrew at 530-682-4309. Denise LeFevre can also be contacted. All assistance will be welcomed. Next annual meeting will be Saturday July 22nd, 2017. MMOA SPEED LIMIT IS STILL 15MPH inside MMOA. Please inform guest. Neil LeFevre to look into speed bumps that are easily removeable for increment weather.
13. **Adjourn meeting:** Meeting called to adjourn by Mike Pettigrew 10:40AM.

Submitted by

Tamara Welton. Secretary

MMOA Board of Directors



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Board of Directors Meeting Minutes

MMOA meeting minutes for Saturday January 14th, 2017 MMOA Office

1. **Call meeting to order:** Meeting called to order by President Mike Pettigrew at 9:05 AM.
2. **Roll Call:** Board members present were; Mike Pettigrew, President. Jim Wise, Vice President absent due to illness. Denise LeFevre, Treasurer. Tamara Welton, Secretary. Rand Collins, Member At Large.
3. **Members present:** Alana Tupasi, Leslie Collins, Don Roberts, Mike McClelland.
4. **Approval of minutes:** Minutes approved for November 12th, 2016
5. **Date of next Board Meeting:** Next Board meeting Scheduled March 11th, 2017 9AM
6. **Secretary's Report:** PLEASE BE ADVISED. NEW MEMBERS TO BE ELECTED FOR "BUDGET", "SAFETY", AND "LOT" COMMITTEES ON 03/11/2017 MEETING. ALL MMOA MEMBERS HIGHLY ENCOURAGED TO ATTEND IF YOU ARE INTERESTED IN MAKING A DIFFERENCE IN YOUR HOA. ALSO, TWO BOARD MEMBER POSITIONS ARE OPEN FOR RE ELECTION. YOUR INTEREST NEEDS TO BE SUBMITTED ASAP TO MMOA OFFICE BY OR ON 03/11/2017.
7. **Treasurer's Report:**
 1. **Chase:** \$ 73,103.89
 2. **Chase:** \$ 20,000.00
 3. **Wells Fargo:** \$ 127,613.37

New law regarding acquiring accurate address for property owners when sending properties to collections. Umbrella insurance to be paid January 2017. Budget Committee membership needs to be decided at the March meeting.

8. **Manager's Report:** Neil LeFevre absent due to illness. SEE ATTACHMENT

It has been determined the current back up generator has reached an age manager can not purchase replacement parts. Proposal was made to investigate replacement of aging back-up generator. Neil has already began researching a number of estimates, that will be presented in March. A consensus will be made to purchase with the reserve budget, or try to and budget the amount out.

9. **Architectural Committee's Report:** In July, 2016 we OK'd water to the Fire house on MMOA property with no expense to MMOA. New fire chief to be contacted if this decision is to move forward. Don, Neil and or Rand to follow up on type of piping, water quality control; I.E.

back flow controls to prevent contamination of our system. And, if there is to be a codicil that allows us to recant the agreement if changes occur to MMOA water.

10. **Safety Committee's Report:** Regarding the Brush Clearance "VOLUNTEER HRS TRACKING SHEET." A new copy is attached. Please remove last mailing form from use and apply the use of this form which has all the required information for receiving grant credit. During the current storms, Neil and Leonard plowed and sanded roads. If property owners are aware they are arriving, during snowy season, you can contact Neil or Leonard and they will plow snow berms blocking private driveway. If members have experienced "Transient Power Surges", and you have a history of replacing appliances, printers, monitors, or electronic devices of all kinds, it may be the line from your dwelling to the PG&E pole that needs to be evaluated.
11. **Old Business:** Regarding the internet services: Rand reports that John Hendricks did speak with an AT&T representative and at this time AT&T determined it too expensive to bring services to MMOA. Digital Path also not interested.
12. **New Business:** The neighbors living near burn pile have to close their home when general burn pile is being reduced by fire. We received a thank You, of gift card from MMOA, for tolerating our smoke during this reduction process. During snow season, if time permits. As a goodwill gesture, members approved for manager and appointee to clear parking lots at Bucks and Jacks. Next meeting to provide coffee and cinnamon rolls
13. **Adjourn Meeting:** Meeting called to adjourn by Mike Pettigrew at 10:05AM

Submitted by

Tamara Welton

MMOA Board of Directors