



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 January 10, 2026 @ 10am Merry Mountain Village Office

Call to Order: Rodney Ames, President called meeting to order @10:00

Roll Call: present: Rodney Ames, President

Pedro Amaral, Vice President

Jack Colombo, CFO

Kathy Lardizabal, Member at Large

Alana Tupasi, Secretary

Special guest: Christina Allmon, Hignell Representative

Approval of Minutes:

Board Meeting: October 11, 2025

Executive Sessions: October 11, 2025, October 27, 2025,
December 30, 2025

Minutes approved, quorum present and motion made.

Associate Members present: Rand and Leslie Collins, Kevin and Leah Szczurek, Leonard Rammel, Alejandra Pugnaliu, Bonnie and Steve Bligh, Mary Lou Lauck, Peggy Simeroth-Ames, Susan and Tom Houle.

President's Report:

- No snow so far this year but vehicles are ready. Some problems have occurred since the vehicles (Hummer and Bobcat) are quite old. Discussion of possible replacements; Rodney and Jack will look into potential purchases.

- Safety warning was made regarding the Toboggan Run. This area has been cleared but if this is used in the snow, one might find themselves in the creek at the bottom of this slope. Please use precautions.

Vice-President Report:

- Burn pile is in good condition. Anyone bringing vegetation to this area should put it in the existing piles. Due to pine needles, many of the ditches along the road have been clogged causing flooded roads. Many of them have been cleared now but this is an on-going concern.
- The Generac generator has been repaired.
- A pipe break on one of the properties was caused by a falling tree and has been repaired.
- During the recent storm, the Starlink system at the office burned out and caused the phone and internet services to be down. This is being repaired but fortunately Kathy Lardizabal was able to bring her mini-Starlink to this meeting to temporarily solve this problem.

Chief Financial Officer's Report: As of 12/31/2025 Current Balance

CFO's Report (as of 12/31/25)

Fund Income Statement

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income							
Assessments-Operating	0.00	0.00	0.00	90,119.28	89,567.54	551.74	179,135.08
OPERATING INCOME							
Homeowner Interest	298.61	0.00	298.61	1,321.03	0.00	1,321.03	0.00
Total OPERATING INCOME	298.61	0.00	298.61	1,321.03	0.00	1,321.03	0.00
Bank Charges Income	-2.27	0.00	-2.27	-2.27	0.00	-2.27	0.00
Collection Fees	0.00	0.00	0.00	450.00	0.00	450.00	0.00
Homeowner Late Fee	-568.42	0.00	-568.42	1,167.86	0.00	1,167.86	0.00
Interest Income-Operating	0.00	0.00	0.00	3.03	0.00	3.03	0.00
Total Operating Income	-272.08	0.00	-272.08	93,058.93	89,567.54	3,491.39	179,135.08

Variance

- Many things go up and down
- New Water Operator expense is main expense for this quarter

Operating Fund Alliance Bank	\$ 47,839.
Reserve Fund Alliance Bank	\$ 175,362.
Reserve Fund Chase	\$ 52,366.
Payroll Account	\$ 1,831.
Fundraising & Improvement	\$ 32,046.
TOTAL FUNDS:	\$ 309,444.

Total in Arrears	\$ 51,821.
Total in Collections	\$ 44,335. 8 lots

Committee Reports: Architectural:

All approvals are up to date. A reminder was made for members filling out the forms to include information regarding how you can be reached (phone number, email address, residence, etc). This helps the architectural department to complete approval.

FireWise:

Please use the new forms found at the office and on our website. These need to be signed and filled out correctly in order to be counted. A fire safety review of each property will be held again this year, so please maintain your area free of hazardous materials such as leaves on roofs, excessive duff, etc. If you need assistance or have questions, please contact the board or Rand Collins.

Emergency Alarm System:

Ideas were discussed regarding the siren in the storage area. Hopefully a solution will be found to bring this siren to a higher level in order to be heard throughout the village.

Fund Raising:

Holiday Fair Results:

Booth Fees	\$ 598.
Bar	\$ 328.
Raffle & Auction	\$ 973.
Soup	\$ 510.
Crafters	\$ 127.
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Total:	\$2536.

Fundraising Summary:

Pavilion Funds	\$ 26,394.
Fire Mitigation	\$ 5,779
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Total:	\$ 32,173.

Unfinished Business:

- Construction of Pavilion in picnic area: several suggestions were made regarding this project : no final decision were made.
- The gate at the end of Holiday is still not installed but hopefully will be later this year. A possibility of Cal Fire involved in this was suggested.

- As usual, several complaints have been received due to dogs off leashes and loud barking dogs. Please be mindful of the your fellow residents and adhere to the rules.
- Also remember to check your speed as you drive in the village.

New Business:

- Our insurance company, Liberty Mutual, is moving away from insuring HOAs and will not be renewing the Merry Mountain policies. Hignell is working with us to find a new insurance company.
- CC&R Committee volunteers: a group of members have signed up to update our CC&Rs. They are : Kathy Lardizabal, Steve Bligh, Bonnie Bligh, Tom Houle, Susan Houle, Mike Padilla, Brenda Padilla, Mike Pettigrew, Mike Pettigrew and Leah Szczurek. Hopefully these folks can present a new version of our old CC&Rs. Thank you volunteers!

OPEN COMMENTS TO THE BOARD (3 minutes limit)

Several topics were addressed including the road situation, CC&Rs and lost minutes of previous meetings. Several suggestions were made for future fund raising events such as a car show, corn hole tournaments or cow pasture golf.

Next board meeting: April 11, 2026 @ 10:00 am

Meeting adjourned @ 11:41am

Submitted by: Alana Tupasi, Secretary