



**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 APRIL 11, 2026 @ 10:00 am**

**MERRY MOUNTAIN VILLAGE OFFICE**

**CALL TO ORDER: RODNEY AMES, PRESIDENT CALLED MEETING TO ORDER @ 10:10 am**

**ROLL CALL: PRESENT: RODNEY AMES, PRESIDENT**

**PEDRO AMARAL, VICE- PRESIDENT**

**KATHY LARDIZABAL, CFO**

**ALANA TUPASI, SECRETARY**

**SPECIAL GUEST: CHRISTINA ALLMON, HIGNELL REPRESENTATIVE**

**ASSOCIATE MEMBERS PRESENT: STEVE CURRAN, TOM HOULE, SUSAN HOULE, SHERRY CURRAN, LESLIE COLLINS, RAND COLLINS, MIKE PADILLA, BRENDA PADILLA, BONNIE BLIGH, STEVE BLIGH, MIKE PETTIGREW, TIM MC CARTHY, AND PEGGY SIMEROTH- AMES**

**APPROVAL OF MINUTES: MINUTES FROM MEETING ON SATURDAY JANUARY 10, 2026 WERE CONTESTED BY THE ARCHITECTURAL**

**COMMITTEE DUE TO ELIMINATION OF AN APPROVAL MADE BY THE COMMITTEE FOR A DECK, SHADE STRUCTURE AND WINDOW REQUEST. THIS REQUEST IS CONTINGENT ON BUTTE COUNTY BUILDING PERMIT. CHANGES HAVE BEEN UPDATED.**

**EXECUTIVE SESSIONS: JANUARY 10, 19, 21, 31 & FEBRUARY 3 & 12, MARCH 7 & 31 WERE APPROVED. A COMMENT WAS MADE REGARDING THE IMPORTANCE OF ADHERING TO THE DAVIS STIRLING CIVIL CODE 4935 (e) STATING “ANY MATTER DISCUSSED IN EXECUTIVE SESSION SHALL BE GENERALLY NOTED IN THE MINUTES OF THE IMMEDIATELY FOLLOWING MEETING THAT IS OPEN TO THE ENTIRE MEMBERSHIP”. TOPICS OF EXECUTION SESSIONS HAVE BEEN INCLUDED IN THE MINUTES WHERE THEY WERE ALSO DISCUSSED IN THE OPEN MEETING. THE TOPIC OF THE FEBRUARY 3RD EXECUTIVE SESSION WAS THE MANAGEMENT CONTRACT.**

**PRESIDENT’S REPORT: A CHANGE HAS TAKEN PLACE REGARDING ELECTED OFFICIALS. A VOTE WAS TAKEN TO PLACE KATHY LARDIZABAL AS THE CFO BY THE BOARD. (EXECUTIVE MEETING HELD ON JANUARY 19, 2026). JACK COLUMBO SUBMITTED A LETTER OF RESIGNATION TO THE SECRETARY ON SATURDAY MARCH 31, 2026. THIS WAS ADDRESSED AT THE EXECUTIVE MEETING ON THAT DAY. THE POSITION OF MEMBER AT LARGE IS PRESENTLY VACANT.**

**A NEW CHLORINE SYSTEM HAS BEEN INSTALLED IN OUR SWIMMING POOL ON APRIL 6, 2026. THIS WAS DISCUSSED AT THE EXECUTIVE SESSION ON MARCH 31, 2026.**

**NEW INSURANCE COMPANIES ARE REPLACING PREVIOUS COMPANIES:**

**D&O - OLD REPUBLIC, PROPERTY- KINSALE, AUTO -REDWOOD FIRE &CASUALTY.**

**THESE COMPANIES WERE DISCUSSED ON EXECUTIVE MEETINGS JANUARY 21&31 AND WERE SELECTED AND VOTED ON BY EXECUTIVES AT EXECUTIVE SESSION ON FEBRUARY 12, 2026.**

**A COMMITTEE HAS BEEN FORMED TO REVIEW THE PRESENT CC&Rs AND TO IDENTIFY WHY THE PROPOSED CC&Rs FROM 2024 DID NOT PASS. THE GOAL IS TO RECOMMEND SPECIFIC CHANGES OR NEW AMENDMENTS THAT WILL ENSURE A SUCCESSFUL ELECTION IN THE FUTURE. THE FIRST MEETING IS SCHEDULED ON APRIL 11, 2026 @ 2:00pm IN THE OFFICE. THIS AND ALL FUTURE CC&R MEETINGS ARE OPEN TO ALL MEMBERS AND WELCOME SUGGESTIONS. AN ELECTRONIC VOTING SYSTEM WAS DISCUSSED AND VOTED ON UNANIMOUSLY AT EXECUTIVE SESSION ON JANUARY 10, 2026.**

**VICE PRESIDENT'S REPORT: THE WATER SYSTEM IS BEING TESTED AND MAINTAINED BY THE CRANMER ENGINEERING COMPANY. THEY ARE OVERSEEING ALL THE REQUIRED REGULATIONS.**

**CFO REPORT: RESTRUCTURING OF BUSINESS ACCOUNTS TO PROVIDE A CONSOLIDATED SYSTEM.**

**\*PRIOR ACCOUNTS: HIGNELL (OPERATING , RESERVE)**

**CHASE (OPERATING, PAYROLL, CD,**

**FUNDRAISING & VENMO**

**\*CURRENT ACCOUNTS: HIGNELL (OPERATING, SHORT-TERM RESERVE, LONG- TERM RESERVE, INTEREST BEARING**

**THESE CHANGES WERE ADDRESSED AT THE EXECUTIVE SESSION MEETING HELD ON SATURDAY MARCH 7, 2026.**

**BUDGET MEETING WILL BE HELD ON SUNDAY MAY 24, 2026**

## CFO's Report (as of 3/31/26)

	<b>CURRENT BALANCES</b>
Operating Fund Alliance Bank	\$ 47,433
ST-Reserve Fund Alliance #1	\$ 76,499
LT-Reserve Fund Alliance #2	\$ 168,766
Payroll Account-Chase	\$ 6,934
<u>Fundraising and Impvt+Venmo-Chase</u>	<u>\$ 30,257</u>
<b>TOTAL FUNDS</b>	<b>\$ 329,889</b>



# CFO's Report

## ▶ Restructuring of Business Accounts

### ▶ Restructured Hignell accounts:

- ▶ Operating account
- ▶ #1 Short Term Reserve account - \$76,499
- ▶ #2 Long Term Reserve account in CDAR - \$168,760 for 6mo int@ 3.45%

### ▶ Restructured Chase accounts:

- ▶ Payroll
- ▶ Improvements \* \$1800 was moved to Hignell Operating account
- ▶ Venmo

# CFO's Report

## Accounts in Arrears (as of 3/31/26)

- ▶ Total in Arrears: \$ 56,046
- ▶ Total in Collections: 8 lots
- ▶ 4 additional lots received final notices before going to collection

▶ 0-30	\$ 445
▶ 30-60	\$ 1,006
▶ 60-90	\$ 6,088
▶ 90+	\$ 48,508

- ▶ Budget planning for FY 2026/2027 will start in May

# CFO's Report (as of 3/31/26)

## ► Fund Income Statement

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Income	228.04	0.00	228.04	162,401.08	134,351.31	28,049.77	179,135.08
Total Expense	10,305.78	14,736.26	4,430.48	115,522.29	120,190.08	4,667.79	179,135.09

► About 4.6k under budget, less snow plowing this year

**MAINTENANCE REPORT: THE BURN PILE HAS BEEN FILLING UP QUICKLY DUE TO EXCESSIVE TREE REMOVAL RECENTLY. THE PERMIT EXPIRES THIS WEEK SO NO MORE BURNING WILL TAKE PLACE THIS SEASON. GETTING A CHIPPER WAS SUGGESTED , BUT THE RISK OF OVER HEATING MAY CAUSE A PROBLEM. SEVERAL TALL TREES FELL NEAR OUR WELLS BUT NO DAMAGE OCCURRED. MANY ADDITIONAL TREES ARE STILL IN THAT AREA AND NEED TO BE REMOVED SOON FOR SAFETY. A PROFESSIONAL TREE REMOVAL SERVICE WILL BE REQUIRED. SNOW PLOWING WENT SMOOTHLY SO FAR BUTr NEW VEHICLES AND EQUIPMENT HAS BEEN NEEDED FOR SOME TIME. PG&E HAS BEEN NOTIFIED ON SEVERAL OCCASIONS BUT MANY TREES ARE STILL WAITING TO BE REMOVED.**

## **COMMITTEE REPORTS**

**ARCHITECTURAL COMMITTEE HAS BEEN REVIEWING SEVERAL REQUESTS FOR PERMISSION INCLUDING A SHED PROJECT, A LARGE TREE REMOVAL AND REMOVAL OF EIGHT MEDIUM SIZED TREES. PLEASE MAKE SURE THAT YOU FILL OUT A REQUEST FORM IF YOU PLAN TO MAKE ARCHITECTURAL-CHANGES. THE FORMS NEEDED CAN BE FOUND ON THE WEBSITE.**

**SAFETY COMMITTEE IS RESPONSIBLE FOR REVIEWING ANY SAFETY ISSUES THAT COME BEFORE THE HOA AND MAKING RECOMMENDATIONS REGARDING ACTION. THIS COMMITTEE NEEDS VOLUNTEERS.**

**FIREWISE COMMITTEE ASKS THAT YOU KEEP TRACK OF THE HOURS THAT YOU SPEND REMOVING VEGETATION FROM YOUR PROPERTY. THE FORMS YOU NEED ARE FOUND ON THE WEBSITE OR AT THE OFFICE. A CLEAN UP DAY IS BEING PLANNED FOR THE NEAR FUTURE. MORE INFORMATION WILL FOLLOW.**

**FUNDRAISING AND IMPROVEMENTS**

**GENERAL FUND:           \$24, 448.**

**FIRE MITIGATION:       \$ 5, 799.**

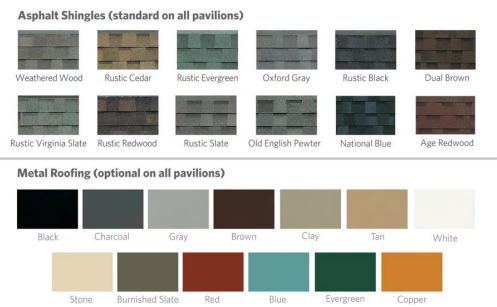
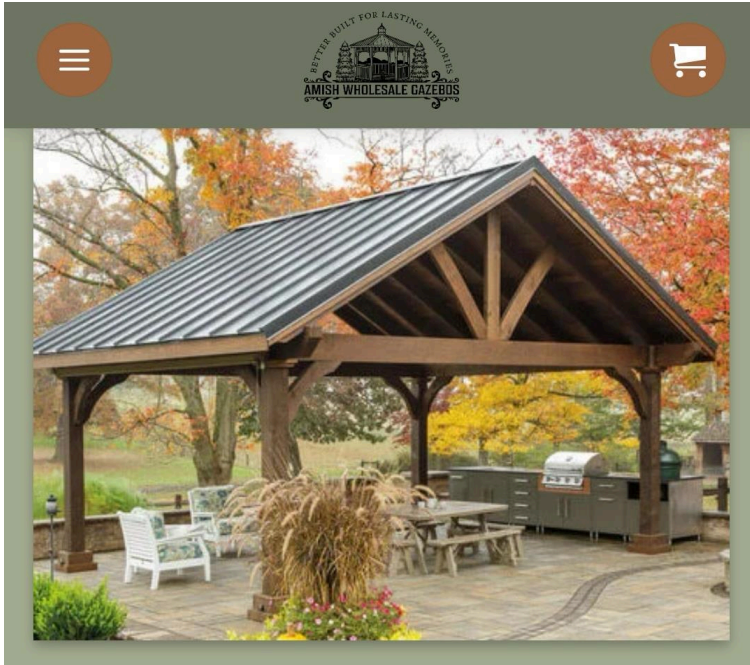
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**NEW BALANCE:           \$30,247.**

# Amish Wholesale Gazebos

Kit, engineering specs available

20'x32'  
\$35,585 (basic)



## FUNDRAISING AND IMPROVEMENTS

### EVENT SUGGESTIONS FOR 2026:

**RIB COOK-OFF (SEPTEMBER OR OCTOBER)**

**CAR SHOW**

**CORN HOLE TOURNAMENT**

**HOLIDAY FAIR**

**CHEESE BURGER IN PARADISE**

### UNFINISHED BUSINESS

**\*INSTALLATION OF GATE ON HOLIDAY STILL IN PROGRESS**

**\*ROAD REPAIR IN PROGRESS (AS DISCUSSED AT EXECUTION SESSION ON JANUARY 10, 2026).**

**\*CC&R COMMITTEE MEETING. FIRST MEETING TODAY.**

**NEW BUSINESS**

**\*VEHICLES WILL SOON NEED REPLACEMENT**

**\*BUDGET MEETING IS SCHEDULED FOR MAY 24, 2026 @ 2:00pm**

**\* ELECTION OF NEW BOARD MEMBERS**

**OPEN COMMENTS TO THE BOARD**

**THREE MINUTE LIMIT**

**REGARDING OUR UPCOMING JULY OUTDOOR MEETING, THE MEMBERS INDICATED THAT A POT LUCK MEAL WOULD BE ENJOYABLE AND COST EFFECTIVE. MORE DETAILS WILL BE PROVIDED.**

**MEETING ADJOURNED @ 11:59am**

**NEXT BOARD MEETING : JULY 25, 2026 !**

**SUBMITTED BY ALANA TUPASI, SECRETARY**