



# Merry Mountain Owners' Assoc. Inc.

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## Board of Directors Meeting Agenda

Meeting Scheduled for Saturday June 19<sup>th</sup>, 2021 at MMOA office 9:00 AM.

1. **Call meeting to order:** Mike Pettigrew, President called meeting to order at 9:10 AM  
**(PER MEETING RULES WE WILL BE FOLLOWING THIS AGENDA.)**
2. **Roll Call:** President, Mike Pettigrew. Vice President, Mike Padilla. Treasurer, Jamie Ellis. Member At Large, Rand Collins.
3. **Members present:** Leslie Collins, Brenda Padilla, Mary Lou Lauck, Steve Bligh, Bonnie Bligh, Sean Thomas, Susan Houle, Tom Houle, Paula Pettigrew, David Knauth, Judy Goldberg, Dennis Chesney, Steve Curran, Sherry Curran, Rodney Ames, Peggie Simeroth-Ames, Gina Ellis, Richard Sacchetti, MMOA member and Technician, Chris Hernandez, Monique Hernandez. Non-Member: Matthew Marcher, MMOA Technician.
4. **Approval of minutes:** Board meeting minutes for May 15<sup>th</sup>, 2021. Minutes were approved. Submitted agenda had a typo regarding approval of minutes. That was corrected.
5. **Set Date of Next Meeting:** July 24<sup>th</sup>, 2021 PICNIC AREA 10:30 AM and 2:00 PM
  1. **SECRET Ballots must be in by:** (uncontested/no ballots) 09:00AM
  2. **Ballot Count:** (Uncontested; no count) 09:30AM
  3. **Member Sign-in:** 09:30AM-10:30AM
  4. **Annual Meeting:** 10:30AM-12:00PM
  5. **Picnic-Potluck** 12:00PM-02:00PM
  6. **BOD meeting (All members welcome)** 02:00PM
- (members bring a side to share, bring your own meat (BYOM) & your Beverage, plus utensils.) The HOA will have fire going for all to add to the grill and we will have some utensils. DON'T FORGET A CHAIR and a hat!**

6. **Secretary's Report:**

1. For the minutes; E-mail update New email to be used is [mmoaminutes2021@gmail.com](mailto:mmoaminutes2021@gmail.com)
2. State of California Civil Codes we sight in CC&R's are possibly old. New ones are being represented in Davis Sterling and State of California. Brenda Padilla and Tamara Welton to do more research to make sure that codes all match for the proper filing of our CID with State of California. We have until the end of August 2021.
3. It was voted that the annual packet would be mailed, not emailed. Susan Houle and Brenda Padilla and Tamara Welton to do that. Brenda to have annual packet copied at a larger commercial establishment. Office printer too weak. BOD approve.

7. **Treasurer's Report:**

1. Wells Fargo #1 Reserve as of 05/30/2021: \$15,000
2. Wells Fargo #2 Reserve as of 05/30/2021: \$73,502.25
3. Chase Operating Account as of 06/19/2021: \$37,934.79
4. Chase Building Account as of 06/19/2021: \$20,000
5. Update on signers for BANK accounts: Mike Padilla and Jamie Ellis now both on Chase Bank, and on Monday 06/21/2021 they will both be on the Wells Fargo bank account. Member Asked, in future, can Treasurer do snapshots for assessments? Jamie Ellis answered that is a goal. The two signees will create online access for both accounts so there will be quicker reconciliation(s). These two BOD's signature(s) will be on every check going forward. Jamie E. and Mike Padilla will talk to

the bank to see if they can only honor two signature checks. Position of the treasurer requires many checks and balances as per Davis Sterling. Jamie E. wants the finances to be completely transparent and will be available weekly in the office to help ensure transparency and trust of the office.

6. Budget to be presented: Number of members participated in budget. Tom Houle was pivotal in helping with this years budget. Members present today looked at the budget. Tom's comments are, some of the accounts were combined. Book keeper needs to also combine the accounts that we did in the meeting. Jamie E., and Tom Houle to work with Book keeper to accomplish this; BOD approved. We have some increased legal fee's due to mandatory requirements, included in this budget, but hopefully that will decrease after the obligations.
7. Today, operating budget was BOD approved. The Reserve budget was built and BOD approved.
8. Pre Lien (Demand Authorizations): Some letters went out last meeting, and we saw a number of members fulfill their obligations.
9. Update on account's in arrears: Jamie E. informs members we are trying to have better collection process, and goal is to work on the process earlier.
10. Authorization to Lien/conditionally approved last meeting on 05/15/2021. Today BOD will vote on 5-6 lots to go to LIEN in Executive Session.
11. Thanks to Brenda Padilla, Leslie Collins, Tom and Sue Houle, MMOA had help to clean up the budget, however we have more work to do. MMOA Laptop is in the office and will be fully functional for servicing the HOA in near future once internet for MMOA is functional.
12. Office Hours: Jamie Ellis, Treasurer has committed, for now, to be in the MMOA office from 9:30-11:30 Wednesday. He will be available to members for any questions, especially assessment questions and financial questions in relation to HOA. Mike Padilla, Vice President will be present in the office on Saturdays. Brenda Padilla, and Leslie Collins, our office volunteers will also be in the office at various times. Office hours will remain as volunteer staffing, and this will save the HOA operation budget for the time. This is BOD approved.

8. **Technician's Report:**

1. Update by both technicians; Matt Marcher and Richard Sacchetti: Matt reported they are getting their hands on everything and in this learning and doing phase. Both Matt and Richard bring years of experience with plumbing, pool, construction, & managing. They are finding where everything is and they report they have records of items purchased, but not present in the physical inventory. He informed BOD/members we will have to decide on what we need to purchase going forward. We have some old, well worn, tools and some tools to be recommended.
  1. Both technicians had and still report Kabota is farm equipment, not useful for us to keep Kabota. The forks on the Kabota can stay, it can be used. BOD agreed after many discussions to SALE Kabota and use revenue for other needed items for HOA care. Example, a back up pump for the well house.
  2. Our current snow blower they report is not useful. They report salt spreader not great for pets & animals. They believe salt/brand mix is what is used primarily in Calif. There is about 5 tons of salt and they recommend it should be sold. Both techs recommend sand. It will also remove itself over time. Asphalt machine not recommended. They suggested better equipment can be used for HOA, and less complicated/less expensive.
  3. They report various types of incomplete welding equipment. There is a welder, but no mask/gloves/leathers or equipment to use. Matt used his personal gear to do welding.
  4. They report 75% of the lot owners driveway covers are impacted and not useable. They are going to go around and flag culverts so homeowners can know.
  5. We don't have a back hoe or back hoe attachment or mini excavator. HOA covers need attention. Hand shoveling them would take months of work.
  6. They suggest grapple can be used on skid-steer & can be useful here. Keep that as a back up.
  7. Matt reports a large quantity of cable was purchased and it is not found in storage.
  8. A bigger purchase recommended is masticator head for the Bob Cat so items can be shredded right where the are. He did state it is a wish list item, because cost is around \$25-30,000.00 masticator could be used on the burn pile.
  9. The technicians can also use a trailer. Matt has loaned his trailer for now.

10. Matt reported a hazard at the bus stop. The roof beam is gone inside. An eave is missing. Removed or repaired is the recommendation. MMOA members present and BOD approved removal. Many members report parents sit in cars with kids waiting for bus.
11. 8 herbicides being stored. Some of them Matt recommends we don't use. The Fire safe council use goats; We have a grant and is approved. Matt recommends a Tan Oak specific herbicide. The new techs came after the window of opportunity to put down any herbicide this season.
12. BOD will ask techs for list of things for inventory. Matt and Richard are organizing the storage units. Papers and paper products in one. Hazardous materials are all in one shed. They will pick out what MMOA can use and left over stuff we can not dispose of without paying for it. One member will help the MMOA get the hazardous waste stored correctly and disposed correctly. Tools and supplies are in one container. Once they finish going through containers they will get BOD a completed list.
13. In the next two weeks power and water will be to the containers. Ventilation needs to be addressed, and reduce quantity in the hazardous waste container. Chemicals in the pool room are being addressed and stored correctly. The new techs are trying to figure out the plumbing. Matt has been a general contractor so he is making lists.
14. Pump houses: Techs are also working with North State and addressing some potential problems at the pump houses. One generator is lagging, and may not last for ever. They are running fans 24 hours. They are switching pump houses every week to help extend the life of the lagging generator and give it a rest. It is suggested we get another generator soon. We can possibly rebuilt old pump generators and keep as back up. A 15 HP pump Generator can be approximately \$8,000-\$10,000 and that may have gone up. Mike Padilla to look up warranty availability and cost on pump generator. Tech's to look into how long it could take to get a back up generator in house, since COVID has affected everything.
15. Both techs are telling the HOA that everything is a process and that process could take at least 1 year to get up to state / county standards. Just letting us know.
16. Richard states he researched a Chlorinator model 300 rainbow lifeguard. Richard will get that going. Replacing the filter for wading pool was suggested, because it is also needing replacement soon.

2. We need volunteer's to help clean up the FRONT and some areas that are really deep debris.
  1. DATE for VOLUNTEERISM: ON July 10<sup>th</sup> 2021 at 8:00 AM VOLUNTEER's meet at POOL HOUSE/PICNIC AREA. Bring any tools, your hats, sunblock and muscle. MIKE Padilla will be at the office at 6AM and anyone who wants to beat the heat come sooner! at 6 AM and Join MIKE.
  3. CCR report information presented by Mike Padilla; Repeat sample passed! Consumer Confidence Report through the county and the state so that all owners know what is going on with MMOA water. He has to have it done by July 1<sup>st</sup>. The testing company cost \$500. Jennifer Kovac has been helping Mike Padilla and she has to approved the CCR. When Mike gets it in the right order, and it's approved, that report goes to all the members. After it is sent to membership, then Mike files it with the county by October 2021. North State Water, Kevin McGrath sent water sample, and it tested for bacteria. He believes it was timing and when he wanted to flush all the water systems in the HOA that help cause the failed reading. He was able to narrow it down to the line that was bad. He flushed that line, and that sample passed! Post flush! Thank you Kevin! His plan is to flush our lines twice yearly in May-June and September-October per his professional recommendation.
    1. We are in a drought. Our water table level is concerning. Kevin mentioned that the water levels here are not real deep, more closer to the surface. PLEASE RESTRICT WATER USAGE during this time. BE MINDFUL that your yard is not as important as having drinking water.
    2. Update on the pool phone. Thank you Susan Houle for dealing with AT&T. No just 911 service only phone. A phone turned off can not call 911. TWO options: \$75.00 plus tax for pool phone yearly or \$175.00 plus tax for seasonal. From the county perspective we are not obligated to have a pool phone. Members want a phone. Further planning by board to get pool phone back on. A yearly plan is about the same cost as seasonal.
  4. Pool inspection report: Gordo's worker/assistant from the company came up and only took pictures of the cracks. They took the pictures back to the company. Tech, Richard S. made them aware of the cracks on all 4 corners and according to him that shouldn't have happened. The pool is under

warranty. Matt and Richard pointed out all the cracks to the "worker". Mike Padilla will talk to Juan this coming week. Richard S. instructed to take the pictures on his phone. Mike Padilla will document his timeline, of contact, to keep the repairs and request within the warranty on the pool.

5. MMOA propane use and inspection/plan: We have 4 tanks two owned and two leased. Propane to pumps, and one for the pool propane. Brown's Propane, the rates are very similar with other companies. Not a significant expense to lease. To buy larger tank \$4,000-for smaller tank \$1,000. Nothing nefarious with our propane. It is only feeding our systems.
6. MMOA Recology account revamped; update by Jamie Ellis: We cancelled old service. New service will come.
7. Internet and website update by Judy Goldberg: Website ready to go and she can go live now, but needs to know when BOD wants to go live. We will have two domains; MerryMountainVillage.com. HOA merrymountainvillage.com. Judy had questions on what BOD want to release; i.e. bylaws/CC&R's. Documents, committees, fire safety, etc. What and who do we want to see website? BOD agreed to some of us to meet with Judy Goldberg 06/20/21 9 AM at Tamara's house, to use wifi, and look at website and then vote to release.

#### **9. Architectural Committee's Report:**

1. Update by ARC committee member Rodney. (**Members: Rodney Ames, Dennis Chesney, Steven Curran**) ARC has been busy. Please remember to fill out forms for any improvements and any repairs. They are getting phone calls and emails of people doing things without filling out forms. MEMBER'S! You need to fill out an ARC form. When in doubt fill it out! Lots approved: 2,26,28,31,52,53,71,105,109,127,131,134, and 155. One lot was denied and it was corrected for approval. Problems in the village in relation to ARC committee. Members are doing things way out of order. Please read your CC&R's. If you have turned in an ARC form and have not heard back please contact the one of the ARC committee members.

#### **10. Safety Committee's Report:**

1. Update from a committee member Mary Lou. (**Members: Peggy Sue Simeroth-Ames, Mary Lou Lauck, Susan Houle**) members asked to meet with BOD to set their parameters. Safety committee needs a process to work with BOD. We encouraged person's to call Sheriff if person is causing noise nuisance and if you are a member loosing gas from your parked vehicles.
2. BOD recommended members call sheriff and the sheriff did not come. BOD Rand Collins, to follow up with Bill Connley and/or possibly Sheriff Kory Honea.
3. DOG ATTACK. Member reports that Sheriff didn't come when dog actually attacked and injured a member. Then the Renter whos dog did the attacking, went to the injured HOA member's residence and threatened him. The sheriff was called regarding the threat. Sheriff referred them to Animal Control. BOD to work on a greater law enforcement presence/action. The renter has lied to animal control about this particular dog when it attacked the same owner's pet. This is reason to know who is renters on the 4041 form and require 100% compliance, and if not returned then failure will be levied by fines. BOD approved.
4. GAS Siphoning from parked cars is happening to the same owner that was attacked by the aggressive unrestrained dog. Sheriff to patrol the HOA.
5. Music and Noise nuisance in the MMOA after 11PM. Letter to be sent to HOA member.
6. Speed Limit enforced and new reflective green "KIDS" will be seen in village. The villager's that have them near their home should also be responsible for the maintenance of the "Green Kid" We had immediate volunteers for the "Green Kid". 6 will be seen throughout the village.
7. June 18<sup>th</sup> the committee met with Judy regarding what safety information will be put out on the website. They would like a place that when a member has a concern the Safety Committee can get that email. They will get more information to Judy for the Website. Also, they want to get guidelines so that the safety committee is clear about their duties. BOD will meet with them.
8. No Smoking Signs and New No Life Guard ON DUTY sign replaced. NO PETS sign for the pool. Someone was seen bringing their pet to the pool. NEVER BRING PETS TO POOL.
9. Someone suggest that we have some volunteers to see who is coming into the Village. The patrols will be looking over some specific situations in the village. Jamie Ellis is looking into a gate with unique code for each person and the cost of that system. Judy suggest that the gate opens automatically for Fire, and law enforcement, etc. All preliminary investigation for greater safety of the community.

**11. Fire Committee's Report:**

1. Updates from Rand Collins. It is a bad fire season due to increased drought. Cal Fire has all the home owner responsibilities on website, and Rand would like to include info on the new MMOA website. Fire Wise Certification will also be there. Also, form for hours we spend to keep us a fire wise community on website. Farmer Insurance is going to provide an alternative fire insurance to troubled areas as an alternative to California Insurance. Mike Padilla provided a recent article on Plumas National Forest Fire Restrictions read by Rand. You can find that at: <http://www.calfire.ca.gov> AND information on woodcutting. To determine what is permitted call: (800)-847-7766 Call before 4:30 PM. Suggestion is person to call the day before you plan to cut wood.
2. Goat guy to be called by Rand Collins. There is a grant for the goat usage.

**12. Area Crime Report:**

1. Clipper Mills news presented by Mike Padilla. BOD agreed to implementing a fine on the noise nuisance, the dog issues, and threatening behavior or safety issues. For area info you can call 530-538-7321. Web site Buttecounty.net. It is updated daily. 50 things on the buttecounty.net in this area. Mike Padilla requested for sheriff patrol in our area three times a day until October 2021. He encourages members to also check Megan's Law. Rand Collins to call code enforcement, about members legal responsibility, to other members, when using any item that can ignite a fire/start forest fire/create property loss. Example, burning candles outside near any source of fuel(s).

**13. Old Business:**

1. By-Laws and CC&Rs meeting 06/26/21 10:00-12:00 AM at the MMOA office with Brenda Padilla. BOD Mike Padilla and Tamara Welton to be present. Tamara has been present most all meetings except the first meeting. Mike Padilla and Denise LeFevre, Treasurer at the time she attended, at the first meeting(s).
2. Helsing Report completed. Presented by Mike Padilla. Members, to name a few, Steve, Rodney, Dennis, Al and Mike made an inventory of everything we have and what the cost of replacement would be and a list of what to save for and what to sale off. The report came back. Will current reserve balance meet the requirements in the next 30 years? The Helsing report states yes. Mike reports all the numbers so far show we are on tract for the next 30 years. The document will be in the annual report.

**14. New Business:**

1. Uncontested Election of Directors. We will not send out ballots. Two officers to replace and two members are applying.
2. Policy Rules and Regulations: Thanks you Brenda Padilla for updating and creating documents. It will go out in the annual mailing. BOD to vote in executive session about the documents.
3. 4041 is a mandatory requirement. It was introduced we impose a fine for failure to comply to return 4041 form. We as a community should have information on who owns home, current contact information, and who are the renter's of a property to enforce our CC&R's and Bylaws and law enforcement. BOD agreed that we will look at approving a penalization of owner to the maximum of civil code for failure to return the mandatory 4041 form. BOD Agreed to update the fine process.
4. FORMS to APPROVE.
  - 4041 Form, Annual Address & OPT-IN Directory form, Fee Schedule, Annual or Quarterly Assessment coupons, Assessment collection Policy, Assessment and Foreclosure Notice, Fine Assessment Policy, Rules and Regulations, Alternative Dispute Resolution, ARC approval Request-Form, ARC procedures Summary.
5. The board has approved to hire Hignell Property Management at a lower fee and less responsibility from \$1300.00 to \$1075.00. They will not do payroll or collections. They will do book keeping. They will take billing calls, and realtor calls; They would handle the demand letters. More information in the office to come. They will start approximately in August.
6. 2<sup>nd</sup> Annual RIB COOK OFF OCTOBER 9<sup>th</sup>, TO benefit FIREHOUSE!! Two winery's are coming, 7 Rob Chefs possibly 9! AT the PICNIC AREA and there will be pre-sales. Everyone needs to pay. There will be music and raffle. More than likely 12 PM-4PM EVERYONE WELCOME. There will be helpers to sale the tickets and we will have more information at the annual meeting.

**15. Adjourn Meeting:** Meeting adjourned by President, Mike Pettigrew 12:33 PM