



Merry Mountain Owners' Assoc. Inc.

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BOARD OF DIRECTORS MEETING

Saturday, September 25, 2021, at 9:30 am
Merry Mountain Village Office

CALL TO ORDER: 0930, members present President Mike Padilla, Jack Colombo Member at Large, Rand Collins Vice President, Jamie Ellis Treasure, Al Lardizabal Secretary

MEMBERS PRESENT: Rodney Ames, Mike Pettigrew, Dennis Chesney, Judy Goldberg, Gina Ellis, Jill McCarthy, Brenda Padilla, Chris Hernandez, Monique Hernandez, Matt Marcher, Tamara Welton.

OPEN COMMENTS TO THE BOARD The President of the Board will invite anyone who wishes to speak on a matter not already on the agenda to do so at this time. (Comments to be held to 3 minutes) Hignell representatives introduced. Jennifer Trett and Christina Allmon.

Rodney Ames asked for a legal update regarding Lefevere. Mike said it was still in progress.

Rodney asked for signs regarding car removal and Mike stated that they were a work in progress. More to follow.

MINUTES

1. Minutes of July 24, 2021 - Approval
2. Minutes of July 24, 2021 - Annual Meeting - Approval

TREASURER'S REPORT

1. Review of Financial Statement

Jamie Ellis provided treasure's report.

Bank balance, Alliance Bank is our new bank.

Chase operating #1: \$25,876.00

Chase operating #2: \$20,000

Wells Fargo reserve: \$73,221.00

Alliance Bank operating: \$35,887.00

Alliance Bank reserve 50,000

Delinquent assets and write-off:

2. Delinquent Assessments/Write Offs

Jamie provided an overview of the lots in trouble. We continue to work on winding down arrears.

Moving towards liens and foreclosures for those that are delinquent. Some will be sold soon. One or two the board will either sell or determine the best way to go forward on the properties. We own five lots currently. We are paying property taxes for those properties that we hold. We believe that property is beginning to increase in property value. We have lots that require investigation in terms of bad debt. We currently have nine lots with Sunrise, some of which are in escrow. It looks like four in escrow. Lot 001 no longer with Sunrise. Habitat still owns Lot 001. Judy Goldberg stated that individual had requested lot information in terms of pricing and no one from Merry Mountain was getting back to a potential customer. Judy felt that we should be more response in the future. Pricing for various lot's to be discussed at the Executive Board meeting. Old bookkeeper is done with now. Hignell is now our new bookkeeper. An unidentified board member asked if Hignell will now help with the 4041 forms?

Tamara Welton said that forms should be returned only if there is a change of address. Tamara Welton stated that there are 134 active members, she stated that we should target people that have not sent in forms to keep MMHOA up to date.

3. Invoice Approval for invoices over \$10,000. N/A

STAFF AND COMMITTEE REPORTS

1. Secretary's Report: Albert S. Lardizabal stated that 4041's recently received have been updated in our records. Form 4041 had been updated and now can be downloaded, its fillable and updated with a submit button to simplify the process.

2 The President of the Board of Directors

Mike thanked the board members for their assistance. He thanked Hignell for attending today's meeting, Rand for his investigations and fire assistance, and Jamie for his assistance. We had problems with the EAR report. Previous management did not do their work in a timely manner. Butte County is involved now. North State worked with MMHOA to get the EAR report in time. We got the EAR report one day early. We will work with North State in the future. We are up to date on State of California forms. We requested Articles of Incorporation. Hignell will complete our Secretary of State report so that the State knows we are being represented by Hignell. The direction we are now taking is the right direction.

3. Committees. Fire. Rand Collins said that the community has done a good job cleaning around the area. Jim Hauptman thinks we have done a good job in the area. New clearing work will be done in the area because of a new grant provided by the Federal government. Rand provided a map of the new work to be done in the area. Rand passed around booklets provided by the Federal government regarding fire dangers and safety. We will schedule a new cleaning day; it was a very popular idea with the community. We continue with cleanup projects. Rand Collins will submit a new Firewise request in November. We now have 56 people on the fire call-in system. There is room for 42 more to join the fire safety call-in system. We have 15 people outside the village who joined the call-in system. Rodney Ames suggested that we move the siren to a higher place so that all the village can hear it. He further stated that we need greater coverage as the current siren location is in the valley and the entire village cannot hear it. According to Matt Marcher, a MMHOA maintenance tech, "that it would be easy to move the siren." Matt will provide an assessment for the cost of moving the siren so everyone can hear it. Rand will coordinate with other communities to possibly coordinate fire cleaning to include the area near Binet property and road. According to Judy Goldberg, sheep like tan oaks and poison ivy etc. Rand will look at the sheep for burn control here at MM. Mike asked that we spray for growth control and Matt said that he would spray in spring after the rains.

Architectural committee. Rodney Ames stated that eight requests had been considered and approved. There is one problem lot. A variance has been requested but the board is inclined to disapprove as a result the building location. A carport is being requested on the particular property line. Previous approval has expired. New information on the building is being prepared to be submitted to the committee. If you want to add something to your property, please submit a form.

4. Program staff leads. N/A

5. Safety committee. Mary Lauck thanked everyone for not speeding in the village. A heads up was given to the community regarding bears in the area and that resending the "bear letter" might be a good idea. Finally, she stated that we should keep in mind that there is a mountain lion in the area.

6. Welcome Committee. Judy Goldberg said her committee has welcomed three new arrivals to Merry Mountain. She has approached the new homeowners. Judy described the list of services available on the website. Judy requested that when escrow closes, she would like to be know so that she can reach out to new people moving into the village. Judy wants to be proactive to avoid problems. Mike asked Hignell what they could do to upgrade our website in order to be responsive to the community. Jennifer said she would provide links that could be useful to the MM community.

MANAGEMENT REPORT

1. Correspondence: Hignell to provide in the future
2. Maintenance: Hignell to provide in the future
3. Violations: Hignell to provide in the future.

UNFINISHED BUSINESS

1. Firehouse update. Mike provided the fire house update. They want us to lease it for \$1.00 for two years. The county wants MMHOA to take over the firehouse. We now need to repair the well and get water to the firehouse. We need to figure out the status of the well. Well water at the firehouse is very poor. We have a well company coming in October to assess the fire house well.
2. Rib cookoff. Oct 9, 2021, rib cookoff sold out. Mike thanked persons for all their donations and raffle items. The group went into details for the cookoff. Mike stated that one week before the cookoff we will conduct a walk through to get things done.

Hignell update: Articles of Incorporation have been received.

Hignell was formally introduced to the board. Past due balances are to be discussed during the executive session. Past due owner balances will be taken care of, and hopefully adjudicated soon.

Payment structure will be addressed during the executive session. The Hignell portal will be explained during the executive session.

3. Road repairs by maintenance techs. Mike said we had a list of items to sell. One item was a ton of salt. The list of tools and items to sell include the following:

-Salt spreader

-Salt

-Job toolboxes that need to be sold.

-We agreed to sell excess equipment. We need to come up with pricing

Rand Collins came up with motion to sell equipment.

Mike agreed and seconded the motion.

4. Future cleanup projects. Matt Marcher stated that he continues cleaning drainage ditches. Matt is finding problems, brush that is overgrown, the previous administration did a poor job. Brush in certain areas overgrown. He will develop new brush pits to burn overgrown areas that have not been recently taken care of. Matt provided the board with an update of his cleanup work. More rock is coming in to fix holes in drainage areas. He noted that we have several trees that require attention. Trees are growing into drainage areas. Matt is seeking permission to remove trees that are damaging road and drainage in various areas. Matt is taking photos and documenting issues on the roads and drainage and water pipes. Tree roots causing problems to our water supply lines as well. He will flag trees to be taken care of. Matt has agreed to flag trees to be taken care of and the BOD will decide what to do with the trees in question. We will have to develop a cost assessment for taking down identified trees. Matt proposed that we build a band stand with power behind the pool. Matt also proposed that we create a stairway and a nature path that goes to Buck's store. Matt also suggested that we plant trees in areas to beautify the area. Jack Colombo offered to volunteer as a maintenance tech after he retires in January 2022. Finally, Matt stated that he has a list of items that he requires to get things done. A floor jack is required to change the tires, specifically for the Hummer. We require upper and lower tool chests that don't have a place to put away. Judy asked about the pool repair. They will repair the pool now that it is closed. We cannot find the pool repair contract even though we have repeatedly asked. The attorney will I suspect to be utilized to secure contract.

5. Volunteers: Mike Padilla asked for office help as it is needed to help clean up office files. We need to get the office cleaned up.

6. Snow removal. Will hire help this year for snow removal. A paid position to remove snow. We are looking for people to clean the roads. 24 hour shifts if necessary. Matt stated that it is a two-man job to conduct adequate snow removal for this coming year. A high snow year is anticipated for this winter. Matt assured that have good and sound equipment to keep snow removal. Snow removal depends on the rate of snow.

NEW BUSINESS

1. Christmas Festival.

Kathy Lardizabal provided preliminary details for the Christmas Festival to take place on December 4, 2021.

ADJOURNMENT – The Next Board Meeting is scheduled for November 20, 2021.

Meeting adjourned at 12:08.

Albert S. Lardizabal
Secretary
Board of Directors