



# Merry Mountain Owners' Assoc. Inc.

P.O.Box 132 6158 Merry Way Clipper Mills Ca. 95930  
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## Board of Directors Meeting Minutes

Meeting Scheduled for Saturday May 30th, 2020 at 9:00 AM VIA WEBEX.

Meeting US Toll Call number 415-655-0001

Meeting access number 126 561 0077

Meeting Password MMOAboardmtg1! (66622636 from phones and video systems)

1. **Call meeting to order:** Meeting called to order by Mike Pettigrew, President Via WEBEX 9:07 AM
2. **Members present:** Leslie Collins, Jamie and Gina Ellis, Tim and Trish Simeroth.
3. **Roll Call:** Mike Pettigrew, President. Mike Padilla, Vice President. Denise Lefevre. Treasurer, Rand Collins, Member At Large. Tamara Welton, Secretary.
4. **Approval of minutes:** Board of meeting minutes for March 14<sup>th</sup>, 2020 unanimously approved.
- **Date of next Board Meeting:** Annual meeting July 25<sup>th</sup>, 2020. Board agreed to continue meeting for July outside and follow county rules for COVID-19. Board will send out notices two weeks prior to July 25<sup>th</sup> to inform members of rules for meeting. Board agreed to designate a committee to work out details for annual meeting.
  - SECRET Ballots must be in by: 09:00AM
  - Ballot Count: 09:30AM
  - Member Sign-in: 09:30AM-10:30AM
  - Annual Meeting: 10:30AM-12:00PM
  - Picnic-Potluck (**FOOD WILL BE** provided by MMOA) 12:00PM-02:00PM
  - (**NO POTLUCK ITEMS FOR THIS MEETING DUE TO RECENT COVID-19 OUTLINE**)
  - BOD meeting (All members welcome) 02:00PM

### 5. Secretary's Report:

1. The Board agreed that designated signers, are any board members, according to CC&R to sale a property.

### 6. Treasurer's Report:

1. Wells Fargo #1 Reserve as of: \$14,999
2. Wells Fargo #2 Reserve as of: \$112,783.56
3. Chase Operating Account as of: ??????
4. Chase Building Account as of: \$20,000
5. Bookkeeper gives Denise report immediately after reconciliation. Board agreed to have funds transferred from Building to Operating to cover costs that should have come from building account, but no checks purchased for that account.
6. Members, please do not contact bookkeeper directly. This can cause mis-information to circulate. Also, every contact with bookkeeper will incur hourly charges. Board encourages members to directly contact Treasurer, Denise LeFevre or the office staff for items you wish to be informed of.
7. Annual Packet will be distributed in June 2020 mailing. Rules and Regulations were reviewed. Budgets were approved, and will be included.

8. Approval of 2020-2021 Operating Budget: Accounting fees may go up, because MMOA has to have annual audit done outside entity, because bookkeeper cannot do audit. Denise Suggest we revisit Budget in November 2020, since situations like COVID-19, pool closure, construction/projects CC&R re-writes, etc. will directly affect our current approved budget.
9. Board approval of 2020-2021 Reserve Budget.
10. Board approved to send letters out to lot owners who have adjacent lots for sale by MMOA. Board approved to offer purchase of adjacent lots for the price of: \$1, also for the sales fees, cost of pool key (\$50), and waiver of lot fee's first quarter. Property taxes is current on all lots owned by the MMOA. Otherwise, MMOA will begin to enforce property boundaries. **Lots for sale are:??????**
11. Board approved assignment of Lots #001, #003, #036, #098 to Collections, for outstanding balances.

7. **Manager's Report:** (See Handout)

8. **Architectural Committee's Report:** Homeowners have been submitting their requests as required.

9. **Safety Committee's Report:** Regarding Volunteer fire station #53 in Clipper Mills. Board members meet with Grant Hunsicker from Butte County. The proposal is lease the Station from the county for a 5 year lease for \$1 a year. It was suggested the HOA then can sublease with Cal Fire run #53 as a fire station. Grant would check on liability and insurance through the county. Board approved to proceed along these lines and get the paperwork started so Board can review.

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

1. To date, Butte County brush clearing has gone well and at final stages; Only some chipping left. The crew was here longer than originally expected, but Jim Huffman reports the overestimated time is still covered by the grant funds. Board has enquired while the crew is still here, can they also clear around fire station #53? Again, honorable mention to Don Roberts for his tireless efforts to have this fire break created. Also, to Rand Collins. Their work helped push us to the front for finally having feet on the ground. Chances of getting a grant like this again is highly unlikely. It was recommended board review necessity for clearance annually in the spring. It will be on Agenda for July meeting and revision of the budget to apply for coverage of some costs.

Jim Huffman's suggestion is to begin an annual clearing and burning of underbrush right after snow melt. In order to continue as a Fire Wise community, Owners who perform cleanup of their properties, need to submit their times to the office. It is critical to document your hours to keep us as a fire wise community. The benefit is some insurances make consideration of were listed as a Fire Wise community. The board agreed to do something, in the form of a meal, for the young men from Firestorm.

11. **Old Business:** Board had discussion with individual this AM regarding Lot #76. Owner commitment to remove of everything by July 1<sup>st</sup>, 2020, except for dump truck and utility trailer for future work. Non compliance would result in future action by the board.

12. **New Business:**

1. Election call for candidates began 5/18 and ends 6/18. New election laws require a more deliberate election process. Two Board of director seats are up. So far only one owner is interested.
2. The MMOA has to get enough return ballots to call an END to the election. PLEASE!!!! return your ballots so we don't have a delay in the total election process.
3. We need a owner/or hire an "Inspector of elections." We are requesting for Volunteer so we don't have to pay for an inspector. Please contact the office. An inspector has to be in good standing and not running for election. Election results will be announced in September if no delays are incurred.

13. **Adjourn Meeting:** Meeting was adjourned by Mike Pettigrew, President at 10:27 AM  
Submitted by,

Tamara Welton Secretary.