



# Merry Mountain Owners' Assoc. Inc.

P.O.Box 132 6158 Merry Way Clipper Mills Ca. 95930

Telephone (530)675-3229 [office@merrymountain.org](mailto:office@merrymountain.org)

## Board of Directors Meeting Minutes

### Meeting Minutes for Saturday November 16<sup>th</sup>, 2019 at 9:00 AM; MMOA Office.

1. **Meeting called to order:** Meeting called to order by Mike Pettigrew, President at 9:06 AM.
2. **Roll Call Board Members Present:** Mike Pettigrew, President. Mike Padilla, Vice President. Denise LeFevre, Treasurer. Tamara Welton, Secretary. Rand Collins, Member at Large.
3. **Roll Call Members Present:** Alex Katko, Mark Katko, Alana Tupasi, Rodney Ames, Peggy Sue Simeroth-Ames, Neil LeFevre.
4. **Approval of Minutes:** Minutes were approved for September 14<sup>th</sup>, 2019.
5. **Date of next Board Meeting:** Saturday January 11<sup>th</sup>, 2020 9AM at MMOA office.
6. **Secretary's Report:** A MMOA member submitted a formal letter that the MMOA Board "Failure to Perform and Enforce" CC&R's in regards to Lot #76. Board informed members that, actions outlined in CC&R's, Were initiated in September, and the Board intends to further take if no resolution has been executed. In addition, an MMOA member brought forth a situation of dogs excessively barking, for more than a few hours, within the HOA. Board will discuss resolution in executive. Members, please be advised, that once a complaint, about your pet's excessive barking has been made, owners of pets should do their utmost to resolve this issue to the best of their ability. Bark collars and trainers can be a useful consideration.
7. **Treasurer's Report:**
  1. Wells Fargo as of October 31<sup>st</sup>, 2019 : \$14,999.00
  2. Wells Fargo as of October 31<sup>st</sup>, 2019 : \$112,769.23
  3. Chase as of October 31<sup>st</sup>, 2019 : \$20,000.00
  4. Chase as of October 31<sup>st</sup>, 2019 : \$66,462.61
  1. Audit questions were answered by Thursday 11/14, and should be copied and in the mail by the end of next week. Workman's comp insurance was renewed, and slightly up; See financials. \$1,000.00 adjustment was given from PG&E for the power outages. It will help to off set our expenses for the propane used by MMOA generators. Board agreed to send Lot #98 to collections. Lot #149 is very close to closing. Denise was able to find a Realtor that will list lots belonging to MMOA.

8. **Manager's Report:** (See handout)
  1. Butte County Permits were obtained, for the containers, on 11/15/2019 to Mgr. Neil Lefevre.
  2. Neil contacted pool companies, and none would come out before the season was over to give MMOA an estimate on pool replacement. Now that winter is here Neil will try again.
9. **Architectural Committee's Report:** Denise suggested we have a log to follow Architectural forms so committee will be able to follow what they current forms are designated for.
10. **Safety Committee's Report:** All the stakes are up to mark trails, but not all signs are up to mark trails; Those to go up in the future
11. **Fire Committee's Report:** Rand has two emails in to the Fire Wise council and Fire Safe regarding the second exit. He is trying to get response from them as to when they can begin clearing the second exit.
12. **Old Business:**
13. **New Business:** In addition to changing new CC&R's regarding painting homes the same color, (Architectural Committee approval not necessary for same color), it was brought up MMOA, also wants to add that properties, can not be rented out for less than a month at a time. Alex Katko, owner, requested Lot #62 be included into new CC&R's; Owner of Lot #62 can use driveway that is shared with MMOA property indefinitely. Lawyer is reviewing CC&R's for final time and will have a copy to MMOA next week. A 2020 Legislative Update was put in place and for \$875.00 Lawyer will include new law into our CC&R's. A guideline, for review of new CC&R's with members, will be given by the Lawyer. A MMOA member requested that the common area clearing be done "neater". Member pointed out there is still downed trees and debris near their yard.
14. **Adjourn Meeting:** Mike Pettigrew called meeting to adjourn at 9:55AM.

Submitted by:

Tamara Welton

Secretary



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## Board of Directors Meeting Agenda

**Meeting Scheduled for Saturday September 14<sup>th</sup>, 2019 at 9:00 AM; MMOA Office.**

1. **Call meeting to order:** Meeting called to order by President, Mike Pettigrew 9:08AM.
2. **Roll Call Board:** Mike Pettigrew, President. Mike Padilla, Vice President. Denise LeFevre, Treasurer. Rand Collins, Member At Large. Tamara Welton, Secretary.
3. **Members attending:** Neil Lefevre, Brenda Padilla, Mark Katko, Alex Katko, Steve Bligh, Bonnie Bligh, Leslie Collins, Peggy Simeroth-Ames, Rodney Ames, Mary Lou Lauck, Al Adams.
4. **Approval of minutes:** Clarification/modification Annual Meeting Minutes 07/27/2019 under Architectural Committee. New members to be announced for fiscal year 2019-2020. Annual and Board meeting for July 27<sup>th</sup>, 2019 minutes were then approved.
5. **Date of next Board Meeting:** Decision for November 16<sup>th</sup> to have next meeting.
6. **Secretary's Report:** Nothing at this time.
7. **Treasurer's Report:**
  1. **Chase Operating Account as of 07/31/2019:** \$58,056.37
  2. **Chase Building account as of 07/31/2019:** \$20,000.00
  3. **Wells Fargo #1 Reserve account as of 08/31/2019:** \$14,999.00
  4. **Wells Fargo #2 Reserve account as of 08/31/2019:** \$112,763.57
5. **Update on end of Year Financials:** Set for review week of 10/21/19 with Treasurer Denise LeFevre.. Once the review is final, Denise will completed financials by November, and then in December the financials will be distributed. Office purchased a laptop after office PC died. A laptop will be more portable for repairs, updates, and can be locked in safe easily. Offers to purchase lots owned by MMOA: Lot #149 is in escrow for purchase. Lot #77 had an offer after September 1<sup>st</sup> deadline therefore, the remaining lots will be listed with a real estate agent.

8. **Manager's Report:** (See handout) Engineer is working with MMOA going forward regarding the containers for the roofing. All the container cost, and setting up the containers was approved previously. Butte County Permitting is pending an inspection and finalizing what type of utilities required. Members want the process to be accelerated. Butte County's pace is outside an expedient goal to complete project. Please be patient.
9. **Architectural Committee's Report:** Announcement of new committee members: Leonard Rammel, Mike Padilla, and Neil LeFevre are the new members for the Architectural Committee.
10. **Safety Committee's Report:** Workers were out cutting and used appropriate safety equipment. Winter is coming so no parking on the streets.
11. **Fire Committee's Report:** Rand Collins was able to speak directly with Forestry Service and according to them, they will work with MMOA to get the second exit at the end of Holiday. How they can manage this is there is new California Legislation that supports second exits for situations like Merry Mountain's. Forestry committed they can do this in rain or snow, they can grade and pack the road, obtain the permits and do it within a few months time. They will approach the owners of properties, and try to work out a proposal. California Legislature have passed mandates that all HOA's have a second exit. This legislation works in favor of the MMOA that currently has only one entry/exit. Any work done on your property please submit your work hours. Please fill out permission allowing Fire Wise to come onto properties.
12. **Old Business:** Update on CC&R and By Laws re-write. The Lawyer did answer all of President, Mike Pettigrew's questions. Mike asked for a blue Print by the end of the year so we can have members voting on it. Mike, specifically asked about members painting their buildings/home and if color is unchanged then Architectural Committee doesn't need to approve. MMOA MUST HAVE 50% of MMOA members APPROVAL once CC&R's are completed. That is 80 members.
13. **New Business:** Aggressive Coyotes spotted in village. Mike Padilla to investigate a remedy. Digital Path has offered to put a repeater on Bligh's property. This could provide internet to residence up to 1 mile from the repeater. If you are interested contact Steve or Bonnie Bligh at [bigrotordawg@aol.com](mailto:bigrotordawg@aol.com). Bligh's have no details, but can let DigitalPath know of your interest. Board agreed to close pool 09/16 due to cool weather. Participants in happy hour will continue to have access to pool bathroom and will be responsible for cleaning bathrooms after use. Board approved for Neil LeFevre to investigate cost for replacement of pool and deck. Neil reports there may be some serious concerns regarding the longevity of pool.  
  
MMOA member wanted to bring up trail markings near their property. We have trail signs in front of house and two more that follows. Member wanted response from Board today. Board members volunteered to go see members concerns after the meetings today. MMOA Members suggest that utility workers and employers of MMOA inform homeowners if they require access to property or are near property so members don't become alarmed. Also, they should have proper identification and wear orange vest marked MMOA.
14. **Adjourn Meeting:** Meeting adjourn by Mike Pettigrew 10:50 AM

Submitted by:

Tamar Welton Secretary



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## Board of Directors Meeting Annual Picnic Minutes

Meeting Scheduled for Saturday July 27th, 2019 at 10:30AM; MMOA Picnic area.

1. **Meeting Called to order:** President Mike Pettigrew called meeting to order at 10:36 AM
2. **Introduction of Board Members-Announcement of Old/New board Member:** Mike Pettigrew, President. Mike Padilla, Vice President. Denise LeFevre, Treasurer. Tamara Welton, Secretary. Rand Collins position up for election. Announcement was made regarding vote results. Rand Collins was re-elected.
3. **Establish whether quorum present:** We needed 53 for a quorum. We developed a quorum.
4. **Appointment new Committee Members-Architectural and Safety:**
5. **President's Report:** Mike Pettigrew highlighted more prominent activities completed by the Board and Manager over the last fiscal year. Previous minutes have this information.

### 6. Treasurer's Report:

- |  |              |   |
|--|--------------|---|
| 1. Chase as of June 28 <sup>th</sup> , 2019:       | \$20,000.00  | (Portion of this will be used to put a roof on the three containers.) |
| 2. Chase as of June 28 <sup>th</sup> , 2019:       | \$93,959.69  |   |
| 3. Wells Fargo as of June 30 <sup>th</sup> , 2019: | \$106,280.14 |   |

Pink paper given out regarding lots MMOA own and offered to members for \$1000.00 and \$50 for pool key. After September they will increase in price. These lots will also be posted at the office. 5 parcels are available at this time. For members interested the MMOA maintains a copy of expenditures in details at the office for all members to see. The binder updated regularly. The increase in the "Regular Assessment" fees was to put more revenue in the reserve for more expensive maintenance. An example would be the pool decking, and repair of the roads. Another example is an estimate for a pavement job in the MMOA was upwards of \$100,000.00. Another exorbitant expense is the price of the secondary access. It has been 5 years since the "Regular Assessment" fee has increased.

7. **Manager's Report: (Annual Meeting)** See attachment.

### 8. Introduction to guest speakers:

1. **Sheriff's Sargent, Josh Brazzi (530)-538-7321** [Jbrazzi@buttecounty.net](mailto:Jbrazzi@buttecounty.net) He spoke about 2011 with Butte. Runs Designated deputy team. He runs many locations including Clipper Mills. Our area Deputy is Matthew Sandquist. The Deputies try to get in the area 1-2 times weekly. He did admit it is difficult to get up near Clipper Mills. Josh encouraged residence to call and report our issues no matter how minuscule incident appears i.e. a car parked for a day. Frequency of calls is how they schedule the team based on volume. Josh also checks

e mails from citizens. Also, sheriff's have a new evacuation warning system. It's a European like siren hi-Lo pitch. An evacuation order, **siren drive through**, can occur. The Hi Lo siren means an evacuation order. Sheriff's have a Facebook page and twitter account. Use non emergency telephone lines to make calls for non emergency reporting. Josh did state Clipper Mills is low on the number (volume) of calls. Forbestown has a higher volume of calls. Also mentioned "Crew Guys" (incarcerated personnel) can help clear lots.

[www.buttecounty.net/sheriffcoroner](http://www.buttecounty.net/sheriffcoroner) <https://www.facebook.com/bcsonews>

<https://twitter.com/bcso> news Coroners Office 530-538-7404 Animal Control 530-538-7409 DA's Office 530-538-7411

2. **Deputy Chief, Ron Phillips:** <http://www.ffpd.net> 530-675-0633 New Fire Chief is Chris Greene. Station 1 Foothill Fire Protection District 16796 Willow Glen Rd. Brownsville, Ca 95919 is our likely response team. On Shift Volunteers (OSV) are now present at Station 1 8AM-4PM Monday-Friday. To become a volunteer come to the station and fill out the application packet. Some OSV present on weekends, but not required. Ron, reported volunteers are at a low of 14 volunteers. They usually run 20 volunteers. Its a huge unpaid commitment for volunteers. We only have a quick attack truck in our Clipper Mills station. We have two volunteers in our area located near the Sly Creek entrance. Training for volunteers are the second and Forth Thursday of every month.
3. **Supervisor, Bill Connelly:** [www.buttecounty.net](http://www.buttecounty.net) 530-538-6834 [Bconnelly@buttecounty.net](mailto:Bconnelly@buttecounty.net) 14 years of service. He reports Butte country in good financial shape for the next three years. However, fire Loss has affected county finances. He let us know that new lanes and roads have been approved for improvements. He encouraged us that we can call his office.
4. **Fire Safe Counsel, Butte County Field Coordinator, Wade Killingsworth:** Firewise community is a national program put on by National Fire Protection Association [www.nfpa.org](http://www.nfpa.org) They provide free training to make your neighborhood safer for you and first responders. Wade talked about the grant for further fuel reduction in our area. It takes typically 3-4 years for a grant to get presented. We have now been on the radar for that length of time, and we are to have some fuel reduction done around us, because we are a fire wise community. Also, two insurance providers give discounts to firewise communities; USAA, and California Fair Plan. Other insurances are looking into the data to also give discounts. A "Homeowner agreements/landowner agreement" was passed out for members to fill in. They are very important, because it will help community tremendously by allowing free work for the homeowner. The ultimate goal for fire suppression is to have a forest that reduced in fuel and "thinned out". We need to reduce fuel all around to keep MMOA safe. Fires Safe counsel responsibilities is to create communities with landscape that is resistance to devastating fires. An example of survivability, 51% structures built to the 2008 fire codes survived in the Paradise fire. Firewise also addresses recovery. Recovery is dealing with all the dead trees that are standing after a fire. Firewise also has a Chipper Program. Right now they have only a few chippers in the program and you have to sign up for the event to happen in the cool season (Winter). How it works: Once signed up, If you reduce fuel and stack fuel in a specific location, Firewise will come chip for free. The chips will have to go onto your property. They stop the program in summer to be Firewise. They have residence assistance program to have someone come in and reduce fuel for free or a very low cost. Community education events are provided. Please educate yourselves for what program you might qualify for. Especially if your having difficulties reducing fuel on your property. Your arrangement of fuel on your properties is very important. FYI, the Berry Creek Grant includes the fuel reduction on Binet Road.
5. **Rand Collins:** We are a Firewise community since 2013 because of the work of Don Roberts started in the past. When Don set up our Firewise association, he was a bulldog. If

it wasn't for him we wouldn't have come this far. We have had Cal Fire, and Firewise come give us some suggestion for our community. Community effort to clean up is evidence by the growth of our burn pile. Anyone having trouble with fire insurance Rand has certificates you can give to your insurance company. We have a contact for members as to what it means to be a Firewise community. Also it explains the water resources we have to be a Firewise community. Our hydrant system has a 10,000 gallon dedicated water source. Facts on the mail in sheet are legitimate. Neil started cleaning up the common areas 5 years ago. The common area is now so open it could be considered a shelter area. 5 yrs ago it was impenetrable. Volunteer hours for cleanup are still important. It helps give us our Firewise certificate. We encourage each MMOA to fill out land owner agreements to give approval for work. Especially, members along Binet Rd. the Land Owner Agreements would benefit for fuel reduction work. Rand Collins and Mike Padilla use 6 criteria to evaluate lots regarding the letters received by members to reduce fuel. If you got a letter, please do your best to get your fuel off your lot. And you can get a copy of the 6 criteria from the office. It has now become life and death to cut down on the fuel residing on our properties. Unfortunately, Clipper Mills is considered a High Fire Risk. <https://www.azcentral.com/in-depth/news/local/arizona-wildfires/2019/07/22/wildfire-risks-more-than-500-spots-have-greater-hazard-than-paradise/1434502001/> Here is the link for the AZ Central article that is advised to view to help in for Firewise decision making on how to prepare.

9. **Architectural Committee's Report:** Candidates applied at 2 PM meeting

10. **Safety Committee's Report:** Candidates applied at 2 PM meeting

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

1. Air raid siren tested. Meeting place for air raid siren is the MMOA office. The siren was tested for 5 minutes. First test was a rolling siren. considered a warning, and it is not the same as the Sheriff's siren. Sheriff's siren is evacuate mandated. Rolling siren is members prepare for evacuation, get your stuff together, go to the office and be ready to evacuate. Continuous siren is EVACUATE IMMEDIATELY! The sound is an unwavering sound. It will go for 5 continuous minutes.

12. **Old Business:** HOA member brought up the concerns regarding INDIVIDUALS smoking in pool area, and in common areas. The majority voted to PROHIBIT INDIVIDUALS from smoking in pool area and or in common area. Quorum of members voted to investigate purchase of properties at end of Holiday Dr. for second exit.

13. **New Business:** IT was brought up about Automated Electrical Defibrillator. MMOA want to purchase an AED for the members. Lots 95,127,74 won gift certificates for One Eyed

14. **Adjourn Meeting:** Adjourned by Mike Pettigrew 12:30 PM

**Submitted by:**

**Tamara Welton Secretary.**



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## Board of Directors Meeting Minutes

**Meeting Held Saturday July 27th, 2019 at 2:00PM; MMOA Office.**

1. **Meeting Called to order:** Mike Pettigrew called meeting to order at 2:11 PM
2. **Election of Officers:** Mike Pettigrew unanimously voted to fill office of President. Mike Padilla unanimously voted to fill office of Vice President. Denise LeFevre unanimously voted to fill office of Treasurer. Tamara Welton, unanimously voted to fill office of Secretary. Rand Collins unanimously voted to fill office of Member At Large.
3. **Board Roll Call:** Mike Pettigrew, President. Mike Padilla, Vice President. Denise LeFevre, Treasurer. Tamara Welton, Secretary. Rand Collins, Member at Large.
4. **Members present:** Judy Goldberg, Trish Simeroth, Tim Simeroth, Brenda Padilla, Leonard Rammel, Peggy Sue Ames, Rodney Ames.
5. **Approval of minutes:** Board voted to make addendum and minutes approved for May 11th, 2019..
6. **Addendum:** Board unanimously voted to change 05/11/19 Minutes line items 5,6, & 7 verbiage: "Monthly Dues", "Lot Fees", and Monthly Lot Fees" to be changed to state, "**REGULAR ASSESSMENT**".
7. **Date of next Board Meeting:** Decision for next meeting to be September 14<sup>th</sup> 09:00 AM at MMOA office.
8. **Secretary's Report:** A MMOA member identify a singular trailer parked on a newly purchased lot. Board addressed the situation and no further action at this time.
9. **Treasurer's Report:**
  1. Chase as of June 28<sup>th</sup>, 2019: \$20,000.00
  2. Chase as of June 28<sup>th</sup>, 2019: \$93,959.69
  3. Wells Fargo as of June 30<sup>th</sup>, 2019: \$106,280.14

Denise LeFevre handed out a list of lots, owned by MMOA, up for sale. to be offered to members first at a discounted amount including pool key fee, and then on September 1<sup>st</sup> MMOA will list lots with a real estate agent to be sold at market value.

10. **Manager's Report: (Annual Meeting).** See handout.

1. Secretary, Frankie reports that she went through "Architectural Committee" submissions and contacted members who had active request. Some projects were finished and some members required a resubmission for their project. Architectural approval of projects are only good for one year.
2. Franke also reports that pool key exchanges are going well. She is also updating contact information for members. Please make sure we have all current information.
11. **Architectural Committee's Report:** Interested candidates for Architectural committee were asked to submit their names to the board. The board will then choose two of the candidates to serve for the fiscal year 2019-2018.
12. **Safety Committee's Report:** Safety committee members volunteering once again are Denise Lefevre and Paula Pettigrew. We are desperately seeking any members interested in safety committee.
13. **Fire Committee's Report:** Members for Fire Safety Committee are: Rand Collins (Also Fire Wise representative), Stephen Bligh, and Mike Padilla.
14. **Old Business:** No new information on the fire station from the county.
15. **New Business:** Audit required of MMOA financials every year. Board approved the annual audit review of the financials. The Audit Mailing usually comes out to members around December/January, every year, for those who are interested. Cal Fire Battalion Chief remarked that during a fire, firemen and their equipment should have an access clearly marked and accessible to all three of MMOA COMMON AREAS, because they noted the common areas are very desirable for them to stage a battle against a fire.
16. **Adjourn Meeting:** Mike Pettigrew adjourned meeting 2:53 PM

Submitted by :

Tamara Welton, Secretary



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## Board of Directors Meeting Minutes

Meeting Scheduled for Saturday May 11<sup>th</sup>, 2019 at 9:00 AM at the MMOA Office.

1. **Call meeting to order:** Meeting called to order by Mike Pettigrew at 9:10 AM
2. **Roll Call:** Mike Pettigrew, President, Mike Padilla, Vice President, Denise LeFevre, Treasurer, Tamara Welton, Secretary, Rand Collins, Member at Large not present.
3. **Members Present:** Neil LeFevre, Jill McCarthy
4. **Approval of minutes:** Board meeting for March 23<sup>rd</sup>, 2019 meeting minutes approved.
5. **Date of next Board Meeting:** Annual Meeting & Picnic July 27<sup>th</sup>, 2019.
  1. 9:30-10:30 AM. Members Sign-In
  2. 10:30-12:00 Annual Meeting
  3. 12:00-2:00 Picnic Lunch. Main Course provided by MMOA. Attending members please bring a side dish to share.
  4. 2:00 PM Board of Directors Meeting. All members welcome.
6. **Secretary's Report:** N/A
7. **Treasurer's Report:**
  1. **Chase balance as of 03/29/2019:** **\$83,359.23**
  2. **Chase balance as of 03/29/2019:** **\$20,000.00**
  3. **Wells Fargo Balance as of 03/31/2019:** **\$106,273.32**
  4. **2019-2020 Operating Budget:** At owners meeting the group rendered to increase the amount of operating budget for 2019/2020. Although the O.B. has decreased, the increase will allow MMOA to increase the Reserve for upcoming costly future replacements and purchases.
  5. **2019-2020 Reserve Budget:** With equipment getting older, need for road repair, future purchase of a second exit, and a well pump failure, board has voted to the increase the monthly dues per lot to provide an increase contribution to the "Reserve Fund". This will pay for the projected expense of these repairs/purchase.
  6. **Rules and Regulations:** BOD approved the copy of Rules and Regulations to go in mailing, with changes to lot fees. Change in verbiage re: pool keys under Fee schedule. Small changes to Pool Rules & Regulations re: any diapers and diapered babies. PLEASE! Follow Burn Pile rules! **Leaves, Limbs, and brush cuttings only!**

7. **LOT FEE INCREASE:** Last lot due increase was 08/2014. Monthly lot fee's will increase to \$103.33/Annually \$1240.00. This increase will be applied to our 2019/2020 budgeted revenue starting August 1<sup>st</sup> of the fiscal year.
8. **Vote on assignment/foreclosure of lots with collection agency:** Lot # 106 board voted to foreclosure. Lots owned by the MMOA are to be offered to members for \$1,000.00 plus the closing fees. If you are interested contact board immediately. If we have no interest by mid June 2019, the MMOA will list available lots with a real estate agent.
9. **Annual Notice of Contact Information:** Request for "Annual Notice of Address Change" is required by law. Please fill yours out and send back. Or, anticipate completing document at annual meeting.
8. **Manager's Report: (See Attachment)** Re: Pavement (road repair) in manager notes. Neil to look at a previous job done by McWilliams Asphalt at Chico Fairgrounds. Pending on Neil's assessment, board approved to go forward with McWilliam Asphalt repairs. Board disagreed with reserve fund assessment in the "Helsing Report" regarding Merry Mountain projected cost for repairs to roads. Actual cost is greater.
  1. **NEW POOL KEYS!!:** New pool keys to be distributed on Memorial Day Weekend. Watch the bulletin board for additional hours for pool key distribution. Also, members can call the office. Contact the BOD or office if you have further questions about how to obtain new pool keys.
9. **Architectural Committee's Report:** Please remember to put in a Form, that can be obtained from office, for approval prior to starting projects.
10. **Safety Committee's Report:** Fire Wise committee safety meeting was held last weekend. Cal-Fire, Fire-Wise and Forest Service were present. They visited many areas of the MMOA and gave their recommendations.
11. **Fire Committee's Report:**
  1. Reassess OF ALL PARCELS based on "Rating Scale" as to fire safety. Mike Padilla and Rand are planning to go around village 05/19. Letters are prepared by Mike Padilla and Rand Collins for mailing once re-assessment is completed. The recent devastating surrounding fires has created a very sobering fire wise culture adopted by our community.
  2. **Fire Wise plans to be at our annual meeting:** Connolly is also expected.
12. **Old Business:** CC&R and Bylaws update at Board Only work session to be on 06/22 9AM to make final comment/change before going to lawyer. Board is following proper procedure outlined by law.
13. **New Business:**
  1. **Annual Meeting speaker schedule:** Bill Connolly attending. waiting to hear on the sheriff to be present. Fire-Wise will be present. Bill Shaw will attend.
  2. Upcoming Elections
    1. **Solicitation for Candidates:** Mailings were done. They need to be back into the office at the deadline outlined on the solicitations 06/24/2019.
    2. **Ballot Counter and Inspector of Elections:** Mary Lou Lauck and Brenda Padilla. MMOA to get a separate PO BOX for the Ballots. Key for PO BOX to be given to Brenda Padilla. Ballot Box to be also available at office. Ballots, for each member to vote, to be mailed out very soon!
14. **Adjourn Meeting:** Mike Pettigrew called meeting to adjourned at 11:07 AM

Submitted by

Tamara Welton, Secretary MMOA Board of Directors



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## Board of Directors Meeting Minutes

Meeting Scheduled for Saturday March 23<sup>rd</sup>, 2019 at 9:00 AM at the MMOA Office.

1. Call meeting to order: Called to order by President Mike Pettigrew at 09:05 AM
2. Roll Call: President Mike Pettigrew, Vice President Mike Padilla, Treasurer Denise LeFevre, Member at Large, Rand Collins, Secretary Tamara Welton.
3. Member's present: Alex Katko, Neil LeFevre, Jamie Ellis, Brenda Padilla, Rodney Ames, Tim McCarthy, Jill McCarthy.
4. Approval of minutes: Board meeting minutes approved for January 12<sup>th</sup>, 2019
5. Date of next Board Meeting: Decision for May 4<sup>th</sup>, 2019 at 9:00 AM at MMOA office.
6. Secretary's Report: Nothing at this time.
7. Treasurer's Report:
  1. Wells Fargo as of (Reserve): 03/12/2019 \$106,270.99
  2. Chase as of: 03/12/2019 \$98,126.31
  3. Chase as of(construction): 03/12/2019 \$20,000.00

Lot #106 is coming back to MMOA. Denise will print out a list of lots owned by MMOA, and a mailing will go out, with minutes, to offer lots for sale to any members interested in purchasing. Other lots are #77, & #110. Lot # 149. A meeting to finalize budget is set for April 27<sup>th</sup>, 9 AM at the MMOA office. Members are welcome. This will make it possible for budget to be in June mailing.

8. Manager's Report: (See Attachment) One of our wells is being chlorinated per state law. Special thanks to Neil LeFevre for snow this winter. We have a new office receptionist named Frankie.
9. Architectural Committee's Report: Architectural Requests of file to be evaluated and members request, approaching expiration, to be notified.
10. Safety Committee's Report: MMOA members parking on street caused difficulties when for Neil snow plowing because he had to make multiple passes to clear the road. Once the snow is being pushed to the side it makes parallel parking impossible and it impedes plowing. A discussion regarding red paper tow notices was discussed, and possible towing could happen in the future. Cars should be parked in owners driveway and if there are some difficulties talk to Manager Neil, there may be a solution. Some sanding was applied to road.
11. Fire Committee's Report: "Fire Wise" Renewed application submitted by board member Rand Collins, and changed contact person for MMOA with them. No response from them as of today. "Fire Safe" Rand is getting correspondences. The "Fire Safe" office burnt down in Paradise. Meeting pending for "Fire Safe". Rand Collins, and Mike Padilla will do Lot inspections when there is a break in rain to encourage clean up. The snow and rain

will encourage more growth, some broken trees, and or limbs so be mindful come spring/summer owners may have more to remove.

12. Old Business: 1. Update on 2<sup>nd</sup> exit, Neil went to public works to speak about it. A number of costly steps would have to be accomplished to turn lot #149 into a second exit: Engineering plan has to be done, road would have to meet minimum standards, encroachment permit, timber being harvested check off with Cal Fire, attache grading permit etc....It could be extremely costly and Butte county could still disapprove. Discussion at meeting over the various options, the years of trying to achieve a second exit. NO closer resolution at this time.

2. Update on Bylaws and CC&R's. The First draft was received last week before March meeting. The new CC&R's draft will be discussed and ALL MEMBERS, who are interested in that discussion, need to come to the April 27<sup>th</sup> meeting. If any member wants a copy of the proposed draft you can contact, by email, Denise LeFevre at [denise@merrymountain.org](mailto:denise@merrymountain.org) and/or Mike Pettigrew at [cjemp@comcast.net](mailto:cjemp@comcast.net) PLEASE KEEP THE DRAFT PRIVATE AND DO NOT PRINT. It is only for the purpose of review and input. Members can bring their input to the meeting at MMOA office on 04/27. Key Pad for pool cost anywhere from \$200.00-\$500.00 This is The mechanical one and it can only have one code at a time. There was a decision for RE-Key the locks and distribute new keys available by May 3<sup>rd</sup>. Members need to return existing pool key or pay deposit to receive a new key. You must be an owner and have ID. Only one key per lot.

Fire station update: County hasn't been pro-active to respond to our communications in the last months. Our contact **Grant Hunsicker, Director of General Services**, with Butte county is inundated with post Paradise demands. Butte county still owns the fire station. However, no new agreement has been reached with county as to who will actively run our volunteer fire station going forward.

13. New Business: Roads are starting to get a little raised from roots and water and so Neil may do one road at a time in sections to address the raised areas, and be cost effective. Neil will find price from Center Paving.

14. Adjourn Meeting By Mike Pettigrew at 11:03 AM

Submitted by:

Tamara Welton MMOA Secretary



# Merry Mountain Owners' Assoc. Inc.

P.O.Box 132 6158 Merry Way Clipper Mills Ca. 95930

Telephone (530)675-3229 [office@merrymountain.org](mailto:office@merrymountain.org)

## Board of Directors Meeting Agenda

Meeting Scheduled for Saturday January 12<sup>th</sup> , 2019 at 9:00 AM; MMOA Office.

1. **Call meeting to order:** Mike Pettigrew called meeting to order at 9:06 AM.
2. **Roll Call:** President Mike Pettigrew, Vice President Mike Padilla, Treasurer Denise LeFevre, Member at Large, Rand Collins, Secretary Tamara Welton.
3. **Members:** Gina Ellis, Mary Lou Lauck, Peggy Simeroth Ames, Alana Tupasi, Rodney Ames, Trish Simeroth, Tim Simeroth, Jill McCarthy, Steve Bligh, Bonnie Bligh, Andrew Baral, Brenda Padilla, Leslie Collins.
4. **Approval of minutes:** Board approved meeting minutes for November 10<sup>th</sup> , 2018.
5. **Date of next Board Meeting:** Set for March 23<sup>rd</sup> , 2019 at 9:00AM at Merry Mountain Office.
6. **Secretary's Report:** Nothing at this time.
7. **Treasurer's Report:**
  1. **Wells Fargo as of:** \$106,264.24 Our reserve
  2. **Chase as of:** \$20,000.00 Used primarily for Construction
  3. **Chase as of:** \$85,420.11 Operating account
  4. Lot #106 will come back to MMOA.
  5. Auditors Reserve didn't have an opinion on the old snow plow if association wanted to keep it. We had to pay for Siren and it was placed in the Operating Budget so it appears like a greater negative, but the cost is essentially covered.
8. **Manager's Report:** (See Attachment)
  1. Result of contacting Butte County re: using unlicensed survey vs other to find pins on lot #149. Neil approached a surveyor and he reported that anyone can find the pins for county, and mark the area. It is illegal to move the property (surveyor) pins. Surveyor says he can come in spring. County has an "Easement" on either side of Binet Rd. Neil will approach county to get permission to cross their easement and access Binet Rd for our second exit.
  2. Soper-Wheeler not contacted at this time in regards to clear trees on lot # 149. Winter weather would prevent work and Neil will contact them in the spring.
  3. Neil still has to investigate the Key Pad cost. No rush since it is winter.
9. **Architectural Committee's Report:** One lot submitted a report, signed yes themselves and cut their own trees. The Architectural Committee Report is to be filled out by owners, and wait for approval from the committee. It is not a form to be signed and approved by owners. It is a form that requires approval by volunteer owners on the Architectural Committee. No member can approve their own form. One MMOA member attending suggested

guidelines for members to follow, because they voiced the vagueness of CC&R's. A MMOA member attending suggested punitive actions if other owners fail to follow guidelines. A Board member suggested guidelines be put into new owner packet at time of lot purchase. An other MMOA member requested committee to go look at a new build in the area, possibly not following guidelines. Board requested that the Architectural committee check currently submitted forms for any pending expiration dates coming up, and notify the member their request is coming past due.

10. **Safety Committee's Report:** Snow removal time, make sure vehicles are off the road for the snow plow. Members to consider that if they park their vehicle parallel close to the road, the snow plow will be pushing snow off the road and this may create high berms of snow. The best plan, during snow, is to have vehicles in garage, if possible, or in driveway.
11. **Fire Committee's Report:** Fire Safe Council building burned down during the Camp fire affecting Paradise. This delayed Rand Collin's submission to become the new member of the Fire Safe Council. This position was recently vacated by Don Roberts who has since relocated
12. **Old Business:**
  1. Fire station Update. Last communication with our contacts is our situation is on hold since the Camp Fire affecting Paradise is their main focus, and they would contact us when they can move forward.
  2. Update on CC&R's renewal. Lawyer hopes to have a draft by next month (February). The initial draft will come back to office, and then the CC&R's committee will review the draft before it is finalized by the Lawyer. Our current lawyer wrote our existing CC&R's. He is also reviewing the draft to see if it complies with current laws. President Mike, is still looking into a form that can be used for MMOA members to fill out so they may access MMOA office bathroom for winter activities.
13. **New Business:** Member asked if we could have a phone book of all members phone numbers and other contact information. It was reported, yes we can, However, we do have to give members option to opt out. Denise will ask David Sterling if this is even a legal option for MMOA members. Andrew Barai has free wood to offer to anyone willing to take it away. 11394 Siesta Circle is the address and Andrew approved this entry into the minutes. Member request we send a letter of thanks to Don Roberts for all the work he has done for the MMOA re: fire prevention. Don Roberts and Loretta have now moved out of Merry Mountain and will be missed.
14. **Adjourn Meeting:** By Mike Pettigrew at 10:19 AM.

Submitted by:

Tamara Welton

Secretary