



# Merry Mountain Owners' Assoc. Inc.

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## Board of Directors Meeting 24 July 2021

Meeting called to order Saturday, July 24, 2021, at 2:10 PM at the MMHOA office.

- 1. Meeting called to order: President Mike Padilla called meeting to order at 2:10 PM.**
- 2. BOD members present, and new board members introduced:** President Mike Padilla, Vice President Rand Collins, Treasure Jamie Ellis, Member at Large Jack Colombo and Secretary Albert Lardizabal
- 3. Members Present:** Mike Pettigrew, Tamara Welton, Tom Houle, Susan Houle, Judy Goldberg, Jill McCarthy, Tamie Oseguera, Dan Winklebleck, Trudy Hiatt
- 4. Approval of previous BOD minutes:** Approved
- 5. Date scheduled for next BOD meeting:** 25 September 2021
- 6. Secretary's Report:** Albert Lardizabal introduced as the new Secretary for a three-year period commencing 24 July 2021. The annual picnic took place prior the BOD meeting. Minutes to be provided by previous Secretary Tamara Welton.

  

- 1. President Mike Padilla:**
  - a. Mike requested that the new board members become familiar with Davis-Sterling in order to better understand operating rules for HOAs.
  - b. The board was provided with an update regarding the recent refurbishment and associated expenditures to the MMHOA swimming pool. The board and staff were unable to locate the signed contract for recent work completed on the swimming pool. Additionally, the board and staff were unable to locate the warranty for the work completed on the pool. Numerous issues related to the conduct of the work were identified, to include cracking and possibly incorrect cement mixes incompatible with our local climate were used to finish the resurfacing of the pool concrete deck. Mike Pettigrew was asked if he had seen the contract and associated warranty and he stated that he "had only seen the estimate." He further stated that he "did not sign the contract." Mike Padilla also stated that he had only seen an estimate and that he would contact (sic) Grotto for a copy of the contract and warranty. Apparently, the contract has not been seen by anyone other than the previous management team that included the BOD treasurer.
  - c. An update was provided on the home outside the MMHOA referred to as "Fast Eddy". Several outside sources, police, health and possibly other organizations were monitoring activities at that location. It was brought to the board's attention that dogs from the compound had been seen wandering around the MMHOA and had possibly attacked a MMHOA homeowner's pet dog. The topic has been an ongoing concern for several months and evoked negative responses and comments from several members of the board. Mike Padilla stated that we can only hope for a good outcome based on what the authorities are currently investigating. Safety is a main concern for the board, and he asked that

members of the MMHOA contact 911 for assistance in case of any future incidents in order to document issues with the Fast Eddy residence and other possible connections to that location.

d. Mike Padilla stated that he would contact a local company, Fletchers, that recently provided repair services to the MMHOA to lower the price associated with the work done. Mike felt that the MMHOA had been overcharged for a water line leak by the company for the actual work done.

e. Members of the board wondered out loud as to who might be the individual placing capes on the little green men (safety reminders for children at play) might be. Plenty of speculation as to the individual or individuals involved but nothing solid yet.

**2. Vice President Rand Collins:**

a. Expressed concern regarding the expenditure and poor-quality workmanship performed at the MMHOA pool.

b. He is concerned about the safety of MMHOA residents and has on occasion gone out to investigate potential issues at the behest of residents. Rand also investigated and has video tape of possible wrongdoing in the Village. The board will reconvene later in order to fully investigate and take appropriate action. It was suggested that the perpetrator was a resident of the Pink House.

**3. Treasury Report:**

a. Jamie Ellis stated that he had provided the overall treasury report previously during the annual picnic to members of the MMHOA. A question arose as to the expected transition date to the new accounting firm Hignal, as a result of discrepancies recently identified by the BOD and staff. It was stated that Mike Pettigrew and Jamie Ellis spoke to Hignal on 23 July 2021, and that the date for Hignal to take over the accounting process has yet to be firmly established. Estimated dates for Hignal to take over the accounting process offered were September or October time frame. This did not sit well with several members of the board. Further action will be taken by Jamie Ellis and Mike Padilla in order to solidify a more precise date for Hignal's takeover of the MMHOA accounting function. The board would like a startup date of 1 September 2021.

b. An issue regarding utilization the current bookkeeper affiliated with the previous management team and Treasurer and securing the services of a new bookkeeping team surfaced. Tom Houle is in favor of securing the services of a new bookkeeping company rather than maintaining the services of the current company. The current bookkeeping company's tenure will expire on 31 July 2021. Two MMHOA employees require the services of a bookkeeping company to track their hours and vacation time, etc. The members present except for three individuals voted not to extend the services of the current bookkeeping company and seek the services of a new firm. Tom Houle offered his services for the next 30 days in order to assist Jamie Ellis to prepare MMHOA for our transition to Hignal. Finally, Jamie Ellis stated that the cash in the reserve may change. (No further information currently)

**7. Adjourn Meeting:** The MMHOA Board of Directors meeting adjourned at 3:15 PM, 24 July 2021.

Submitted by:

Albert S. Lardizabal  
MMHOA Secretary