



Merry Mountain Owners' Assoc. Inc.

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

Telephone (530)675-3229 office@merrymountain.org

Board of Directors Meeting Minutes

Meeting Minutes for Saturday November 16th, 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 14th, 2019.
5. **Date of next Board Meeting:** Saturday January 11th, 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 31st, 2019 : \$14,999.00
 2. Wells Fargo as of October 31st, 2019 : \$112,769.23
 3. Chase as of October 31st, 2019 : \$20,000.00
 4. Chase as of October 31st, 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, for procedures of election, and for \$875.00 Lawyer will draft changes and provide to us, incorporating those into our new CC&R's as well. Board voted and approved expenditure as election will be upon us very soon and we will need to follow this new procedure. 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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Managers' Report

Date 11/16/19

- Welded plow tips on the M1123 snow plow.
- Moved umbrellas from the Pik Nik area and the pool to storage containers.
- Welded the last rear 100-pound snow chain for the tractor.
- Replaced O-ring on pool chlorine tower.
- Built a small sawdust box where well 3 comes into the well 1 junction box.
- Pushed main burn pile up many times.
- Worked in Loafers Lair with Tony Lewis and Leonard clearing tan oaks.
- Spray common areas for tan oak.
- Took down some tan oak trees at burn pile by pump house 1 to help with fire clearance when burning it.
- Trouble shoot and replace 30-amp starter fuse in Bobcat when it wouldn't start.
- Replaced the sprayer motor on the 14-gal spray unit the unit had no off/on switch, so I spliced one into the electrical and made a mount for it.
- Received road base gravel from Herbert Trucking. \$500 cash/\$525 check. Phone# 530-635-5659
- Continuing monthly checklist
- Antares Engineering finished drawing plans for storage roof.
- Planning accepted plans for review. 10/2/19
- Planning issued Permit yesterday 11/15/19
- Put some cement bags by the ravine at PH-1, staked them down and banked road base against them to keep snow plow on the road when snowing.
- Rework sawdust box at pool.
- Changed out Chevy plow truck headlamp.
- Worked the end of Wildwood common area with the Bobcat and saw, taking tan oaks out.
- Started tarping burn piles.
- Went to required D-1 Water System Operators license classes. 12hrs.
- Flash flooding rains plugged up a ditch, cleaned the debris out.
- Shut the 45kw generator off during its power outage run, checked oil and added 3/4 qt and put it back online.
- Blew roads down from pine needles etc..
- Snow plow motor on Chevy plow truck went bad, corrosion. Replaced motor.
- Worked in Office common area falling tan oak and cleaning up trees that came down in wind storm. Worked with Tony and Justin.
- Exercised all the street valves.