

# 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

Saturday March 20<sup>th</sup>, 2021 at 9:00 AM via ZOOM. **Meeting ID:** 993 2249 8377 **Passcode:** 132

**Meeting opened:** at 9:08 AM by President, Mike Pettigrew.

**Join Zoom Meeting:** Type address in web browser using laptop or computer.

<https://zoom.us/j/99322498377?pwd=VTdodFo3ZmxTdmJ1TEdLUmQ0MHlsUT09>

Download Zoom app on smart phone or tablet and use ID and passcode to log in.

**Meeting ID:** 993 2249 8377 **Passcode:** 132

1. **Roll Call:** President: Mike Pettigrew, Vice President: Mike Padilla, Treasurer: Denise LeFevre, Secretary: Tamara Welton, Member At Large: Rand Collins not present.
2. **Members present:** Sean Thomas, Jamie & Gina Ellis, Rodney Ames and Peggie Sue Simeroth-Ames, Brenda Padilla, Susan Houle, Paula Pettigrew, Ralph and Tamie Oseguera, Timothy & Patricia Simeroth, Tammy Nordeen, Kathy Hendrickson
3. **Approval of minutes:** Board meeting minutes for January 16<sup>th</sup>, 2021.

Susan Houle pointed out that Item 9.2 was not part of the original discussion during the 01/16/2021 meeting. This item will be removed and board will agree to an approval.

4. **Set Date of Next Meeting:** May 8<sup>th</sup>, 2021 9 AM via Zoom. Join Zoom Meeting:  
<https://zoom.us/j/99322498377?pwd=VTdodFo3ZmxTdmJ1TEdLUmQ0MHlsUT09>

Meeting ID: 993 2249 8377 Passcode: 132

One tap mobile: 13462487799,,99322498377#,,,,\*132# US (Houston)

16699006833,,99322498377#,,,,\*132# US (San Jose)

Dial by your location:

1 346 248 7799 US (Houston)

1 669 900 6833 US (San Jose)

1 929 205 6099 US (New York)

1 253 215 8782 US (Tacoma)

1 301 715 8592 US (Washington D.C)

1 312 626 6799 US (Chicago)

Find your local number: <https://zoom.us/u/abOJhep2N5>

### 5. Secretary's Report:

1. Directory is at the final stages, and 1<sup>st</sup>, final draft was emailed to board today. As soon as final proof reading is completed some of the final draft will be printed and ready for distribution. Others will receive it via email as an attachment document. At this stage we are hoping it will be ready in weeks. Members in attendance decided we should email first, print a few for members to pick up at the office and have some available at annual meeting. Then collect names at annual meeting of any other members that want a printed copy. Board agreed.

### 6. Treasurer's Report:

1. Wells Fargo #1 Reserve as of 02/28/2021: \$15,000.00
2. Wells Fargo #2 Reserve as of 02/28/2021: \$73500.39
3. Chase Operating Account as of 02/26/2021: \$20,000.00
4. Chase Building Account as of 02/26/2021: \$32,586.23
5. Budget committee needed to be created for April 10<sup>th</sup> 9:00AM via Zoom with Denise LeFevre.



6. Sale of MMOA owned properties. Denise LeFevre reports the MMOA was sent a communication by Land Penguin and an individual investor who buy properties offering \$2000.00-\$3000.00 per lot. Denise LeFevre recommended that we sell a lot which has more "challenging" title as this buyer is willing to resolve any issues. Board voted to sale Lot #97. Any other lot will be considered next meeting. If members interested in any lots owned by MMOA please contact Treasurer Denise LeFevre.
7. **Manager's Report:** A member stated we have not had a manager's report for last 3 meetings. President, Mike Pettigrew to inquire with Neil LeFevre so manager's report can be in addition to minutes. Denise LeFevre, informed members that Neil LeFevre is currently away working on a water issue within the MMOA. Items still to have a follow-up are: Pool Deck repair-how it is holding, gate at the end of Holiday Dr. (delay due to weather), speed bump-purchase and time line for installation, game camera's at burn pile-were they were installed.
  1. New development regarding community burn pile. Butte County issued a letter regarding this season's burning. Concerns on burn piles impact on air quality, and county outline how to handling the burn pile, per their protocol, going forward. This winter it was lit, and had smoldered for some days. Fires have to be done on a designated burn day and out by 3 PM. This may require some creative management going forward. Mike Pettigrew to get with Neil LeFevre regarding the matter.
8. **Architectural Committee's Report:**
  1. Update from Jamie Ellis Architectural Committee Member. His report will include: Ideas for speed bump placement and submitted. Safety committee to consider other corners regarding stop sign placement. There were some concerns MMOA members were possibly doing improvements without architectural committee request; Jamie Ellis request the board to look into this. Members, please remember to fill out a ARC request form for any improvements as well as new items. Jamie E. encouraged members to please read over CC&R's for what is outlined that requires ARC committee approval. There was one submission for a shed approval. Going forward, Jamie Ellis and Rodney Ames are requesting MMOA members, submitting for ARC approval, to provided a more detailed job description so they can clearly understand, better serve, and expedite member's plan.
  2. ARC committee to develop a standard operating procedures outlining submissions, approvals and follow-ups. We need SOP procedures going forward so architectural committee can better serve members. FYI, Section 3 article 3 in bylaws Architectural forms being returned by owner only requires one owner's signature according to Mike Padilla.
9. **Safety Committee's Report:**
  1. Safety committee noted Stop sign was replaced at the end of Winding Way and Merry Way and a stop line will be painted on road at later date. Susan states Safety Committee met in February and March. No permanent speed bump will move for large trucks and our signage option. Safety Committee suggested changes and some relocation to signage coming into Merry Mountain, and to add speed sign with solar light that flashes on because of motion detection. Susan Houle to researched cost. Denise LeFevre pointed out that the current sign, that is solar has issues. Safety reminds us to make sure to call sheriff for all suspicious activity or safety issues.
  2. Board agreed to add a "Welcome Committee" which will introduce new members to CC&R's and Bylaws, the speed limit, burning, and introduce an accountability system that is in place. New members are: Tamra Nordeen, Tami Oseguera, and Judith Goldberg. Mike Pettigrew and Mike Padilla will also be on the new Welcoming Committee. Tamara Welton Suggested a SOP and Mike Padilla stated they will create a syllabus for the new members to follow.
10. **Fire Committee's Report:**
  1. Mike Pettigrew to ask Rand for any updates. Kathy Hendrickson mentioned there is 351 million more new dollars in grants, for Butte county, and she suggested we apply. Members asked about spraying the acreage currently cleared to maintain this area. Evaluation of this area would need to wait until after the snow had melted.
11. **Old Business:**
  1. By-Laws and CC&R committee is being headed by Brenda Padilla. Two meetings they have had in person representation by 19 owners total. Next meeting is March 27<sup>th</sup> at 10AM-1PM. Location is at

Grizzly Creek Christian Fellowship Hall next to Buck's store on Forbestown Rd. Participants should bring their own draft of ByLaw's and CC&R's, wear a mask and any notebooks, pencils, paper, (bring pre packed snacks and water for your own comfort) or to share to the meeting. Brenda expects through the CC&R's and possibly two more meetings for the Bylaws. Brenda suggest we do a donation for the electricity and heat.

**12. New Business:**

1. Board of director positions opening for re-election. Deadline for members to submit interest/application/bio. Deadlines are coming at the end of the month.
2. Election timeline is 04/30/2021. Julie and Richard Danner are our inspectors and MMOA members can be present to observe count of votes.
3. Announcement of date for Annual Meeting is July 24<sup>th</sup>, 2021 at 9 AM. Venue is still pending. Most likely it will be held outside in the picnic region. However, it can still be held via ZOOM if Butte regulations prevent us meeting outdoors due to COVID-19.

Members are asking that secretary to email minutes, and the agenda earlier, prior to date of next scheduled meeting. Brenda Padilla and Tamara Welton will meet and proof read the final draft of Directory. Secretary agrees to email draft minutes and agenda's prior to next meetings.

Using zoom, a member suggested we follow proper etiquette and allow each member their chance to speak freely. We should not try to over talk anyone and allow each members input.

4. June Mailing review (Rules and Regs). Preview in May of Rule and Regs and they will be mailed out in June. Brenda Padilla reminded board, that it was voted no smoking in pool, picnic, and common areas. It is to be updated in the Rules and Regulations.

**13. Adjourn Meeting:** Meeting adjourned by President: Mike Pettigrew at 11:12 AM and Board went into executive session.



March 20, 2021 Safety Committee Report at the MMOA Board Meeting

- Recommendation is to not use speed bumps. After consulting with Hi Way Safety and Traffic Safety Store, it is determined that permanent placement would lead to breaking, and crumbling of the asphalt and temporary placement can be moved by any large truck (garbage truck).
- Signage options are to put a new wrap on the existing 15 MPH sign of led lights that are motion detected, day or night, reminding drivers as they enter the village of our 15 MPH speed on all streets; or a new sign all together. These options range from \$900-1600. We can forward that information upon request.
- **Recommend as soon as possible**, the removal of extra signs on existing 15 MPH with beacon; Slow Children at Play sign – relocate to midway Holiday Drive (prior to going down the hill); This Property is Protected by Surveillance Cameras and Warning Neighborhood Watch signs – suggest relocating to side of bulletin board at entrance.
- Add Burn Permit Required Sign to side of bulletin board (there used to be one there).
- Recommend removing 15 MPH yellow speed sign on top of the bulletin board to be used as a speed limit sign on a higher traffic area – possibly heading up Merry Way toward the intersection.
- Inspection of all cameras and make sure they are in working order and also maintain the proper functioning of the beacon on the current speed sign after entering the village.
- We were asked by the General Manager to comment or act on rumors. If there is a report received then the Board should act accordingly. **We want to remind EVERY MEMBER to call 911 or the Sherriff's Office of any suspicious activity.**

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## Addendum to minutes SEE CHANGES BELOW

- Budget Meeting pushed to 05/08/2021 due to unforeseen circumstances. 9:00 AM at MMOA office or Picnic area if large attendance
- Next Board Meeting via Zoom will be changed to 05/15/2021. 9 AM
- Quarterly Statements have not been provided at this time. However, each lot owner is responsible for paying \$310 dollars per lot, every Quarter. This month's quarter ends May 1<sup>st</sup>, 2021. Please continue to provide your payments via check, money order or cashier's check, etc. At this time we have no way to secure cash payments. Please provide your lot number(s) on your checks. If you are one who pays your HOA dues yearly then please continue to do so. We appreciate your understanding at this time as we go through many changes in management, changes at the office and as we approach the election of new board members, as we go through developing the new CC&R's and ByLaws, and annual meeting..etc.
- Due May 1<sup>st</sup>, 2021 a quarterly total of \$310, if there are no dues owed in arrears, multiplied by every lot you own.
- Due Annually \$1240, if there are no dues owed in arrears, multiplied by every lot you own.
- Please follow CC&R's payment schedule.