



# Merry Mountain Owners' Assoc. Inc.

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## Board of Directors Meeting Minutes

MMOA meeting minutes for Saturday December 5<sup>th</sup>, 2020 at 9:00 AM conducted via Zoom ID: 833 3056 6412  
Passcode: 042161.

1. **Meeting called to order:** By President Mike Pettigrew at 9:04 AM
  2. **Roll Call:** President: Mike Pettigrew, Treasurer: Denise Lefevre, Secretary: Tamara Welton, Member at Large: Rand Collins. Vice President: Mike Padilla joined soon after roll call.
  3. **Members present:** Susan Houle, Peggy Simeroth-Ames, Rodney Ames, Leonard Rammel, Trish Simeroth, Leslie Collins.
  4. **Approval of minutes:** Board meeting minutes for October 17<sup>th</sup>, 2020.
    1. Denise Lefevre requested changes to minutes. Tamara made changes and re-submit to board for approval. Board voted, Denise abstained, to approve minutes pending these changes:
      1. Word "schedule" of meeting to be removed, left over from agenda.
      2. Special recognition to be added for Richard and Julie Danner for being inspector of elections.
      3. Note, Nothing to report in Secretary's section.
      4. Correct amount in Chase operating account is \$44,606.06
      5. Treasurer's report include line item #5 for comments
      6. Architectural Committee Report include Mike (Padilla's) last name.
      7. Under Safety Committee move issue concerning aggressive dog.
    5. **Set Date of Next Meeting:** January 16<sup>th</sup>, 2021 Saturday at 9 AM via Zoom.
      1. **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
      2. **One tap mobile:**  
+16699006833,,99322498377#,,,,\*132# US (San Jose)  
Call to listen in and participating using land line telephone.  
**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)
- OR
- Find your local number:** <https://zoom.us/j/99322498377?pwd=VTdodFo3ZmxTdmJ1TEdLUmQ0MHlsUT09>
6. **Secretary's Report:**
    1. Directory is coming along, and Tamara and Brenda will finalize it soon. A detailed copy of information will remain with MMOA and a modified copy for members will be available.
    2. Going forward, the use of email will be to communicate minutes, Scheduled time for meetings and any changes in meeting schedule.
    3. Secretary's email is [tamra@merrymountain.org](mailto:tamra@merrymountain.org) Denise is making corrections to this email address and I will submit new address to members when it comes.
  7. **Treasurer's Report:**
    1. Wells Fargo #1 unreconciled Reserve as of: \$73,497.98

2. Wells Fargo #2 unreconciled Reserve as of: \$15,000.00
3. Chase #1 unreconciled operating fund as of: \$20,755.09
4. Chase #2 unreconciled Building fund as of: \$20,000.00
5. Progress on "fiscal" year end member distribution delayed. Denise making suggestion new treasurer to make sure accounts don't go dormant. She did this by adding a \$1 for the month to each of the Wells Fargo reserve accounts. Also, she suggested board begin to think about budget meeting by January 2021 meeting.

**8. Manager's Report:**

1. Update on pool deck, Neil contacted pool company and should be under warranty.
2. CONSTRUCTION DEBRIS in MMOA burn pile is becoming a problem. WE NEED TO WATCH and stop people from doing this. It can cause complete closure of the burn pile. A member suggested a "GAME" activation camera. It can activate movement at the burn pile, record and store. In this way MMOA can determine identity of those who are leaving these banned items. Member suggested we put a sign up stating "This Area Is Under Surveillance". BOD voted & agreed with placing signage. Member suggested, and board approved. Neil to research cost of "GAME" camera.

**9. Architectural Committee's Report:** Rodney Ames brought up two concerns: one member wants to put a "container on the lot" the committee disagreed. One member wants to build a house; A number of trees are requested to come down. Rodney wants BOD to put eyes on trees before any approval of these trees removal since many are evergreens.

- 10. Safety Committee's Report:** Peggy-Simeroth-Ames brought topic up on MMOA village lighting for safety, driving, and walking. 5 members asked about it. BOD countered with costly, aesthetics and ambiance of living in the forestry area was a concern. No further action at this time regarding this.
1. Stop Sign missing on Winding Way and BOD approved replacement. Mike Padilla to discuss with MMOA Manager Neil Lefevre regarding the location.
  2. Peggy Simeroth-Ames to research more on status of the aggressive dogs located near MMOA entrance.
  3. Susan Houle volunteered as a new member of the Safety committee to replace resigning Safety Committee's member Denise Lefevre.
  4. Gate at end of Holiday has been researched by Neil and see the information in managers report. The gate will be on MMOA property. Right now size of gate suggested 6' tall and 16' wide. One member suggested a swing gate like they use on logging roads or by PGE; Similar to the one at the burn pile. BOD agreed to ask Neil to research the gate design, not to exceed \$2,500.00 and to be addressed before the next meeting. Architectural committee to assist on design. Key holders for the gate are to be the same key holders for the emergency siren.

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

1. Steph Bligh attended a Fire-wise meeting. Briefly, they discussed: Fire-wise is doing additional work in the areas surrounding MMOA. The organization has chippers that will allow for greater cleanup and decrease the overall biomass. Cal Fire is going to start doing "code enforcement" of 100 ft defensible space around homes. Rand and Mike are going to go through village again, and rate homes and lots, and give each member a preliminary look of how they rate. This will give members an idea how their clearing appears to "Fire Committee. The idea is to assist members in identifying their problem areas with fuel reduction, thus avoiding monetary fines from Cal Fire. Denise Lefevre brought up that Architectural committee additionally instruct members that any dropping trees, that there be a time limit as to how soon the down tree must be cleaned up.
2. We do need members to continue to turn in hours for Fire-wise qualifications. Rand Collins submitted for 2020 and new certificate has been sent to Rand. We have been approved, but we can't quit submitting our hours. All those hours submitted by us helps the organization receive federal funds for the program. Rand Collins will get a PDF to Tamara Welton, and she can send it to members who have shared their emails. The certificates copies also be available at the MMOA office.

**12. Old Business:**

1. Speed bump quote or potential cost to purchase. Meyers and Son's Highway Safety provides rubber bumpers at \$85.83 per 6 feet sections. They can be pulled off the road in the winter.

2. We discussed members out of compliance with vehicles parked on empty lots. We can not allow trailers or living in trailers temporarily during construction, and we can not store inoperable vehicles on our lots. Please see your CC&R's and follow the rules. Member brought up that there are a lot of owners out of compliance. Specifically, what is being stored and brought on the lot. Member wants to see BOARD enforce the CC&R's. Rodney Ames, from Architectural Committee volunteered that Architectural Committee to inspect member's lots, and begin to notify owners. Once that is determined, steps for enforcement to follow and non compliance will induce action according to CC&R's which can be costly to members.
3. Several copies of ByLaw's and CC&R's at the office for those who were wanting to be on the committee to review for the updates. Member suggest that we now send copies out through email and hard copies can be obtained at office. Brenda Padilla offered meeting at her home specifically in regards to CC&R's and Bylaws.

**13. New Business:**

1. Elections for next year to start earlier and run shorter. The process for election to begin around February. The two up for re election is Tamara Welton and Mike Pettigrew. If you are interested please begin to think about your biography to be submitted in order to run for office. It is a voluntary position and everyone who is a member of the MMOA should consider a role.
2. Board discussion on office hours. They will remain the same.
3. A member asked about the definition of incomplete ballots. Denise Lefevre gave explanation: ballot did not meet the criteria for it to be counted; it missed lawfully required information.
4. Leonard Rammel states, In future that Full Gospel Fellowship building is available for meetings.
5. Denise LeFevre explained the pricing of ZOOM to attending members. ZOOM can be accessed via cell phone, land lines, and other electronics using the app or web address. The BOD agreed to obtain their own Pro-Zoom account at the Annual price of \$149.99, and Neil Lefevre will put it on MMOA credit card.

**14. Adjourn Meeting:** Meeting adjourned by President Mike Pettigrew at 11:15 AM.

Submitted by:

Tamara Welton  
Secretary