



Merry Mountain Owners' Assoc. Inc.

P.O. Box 132, 6158 Merry Way, Clipper Mills Ca. 95930
Telephone (530)675-3229

BOARD OF DIRECTORS MEETING

Saturday, March 5, 2022, at 9:30 am

Merry Mountain Village Office and via video conference Zoom

REGULAR BOARD MEETING:

CALL TO ORDER and Member Introductions:

Meeting called to order at 9:30 am, March 5, 2022, by Mike Padilla.

Mike Padilla President

Rand Collins

Jack Colombo Member at Large

Jamie Ellis Treasurer

Albert Lardizabal Secretary

Members Present: Brenda Padilla, Alex Kotko, Maril Kotko, Rodney Ames, Peggy Simeroth Ames, Pete Amaral, Maria Pugnaliu, Mary Lou Lauck, Judy Goldberg, Susan Houle, Leslie Collins, Denise Lefevre, Chris Hernandez, Monique Hernandez, Ed.

Other Guests Present: Foothill Fire Chief Greene, Deputy Chief Phillips, Captain Greene, Cal-Fire Representative Sean Norman, and Association employee Matt Marcher.

At the request of the Safety Committee, Mike Padilla allowed the Safety Committee to brief the Association at the beginning of the Board of Directors meeting.

SAFETY COMMITTEE REPORT: Susan Houle spoke on behalf of the Safety Committee. The primary issue dealt with an unknown male, individual, entering the Village grounds and knocking on homeowners' doors seeking work; Susan Houle recommended that we put up "no soliciting" signs to keep unwanted solicitors away. She mentioned that kids on skateboards should be warned about the dangers of racing down the steep Village roads. A question was asked by someone in the audience about the status of the Association's security cameras and Matt Marcher provided an update. Matt stated that, "all the cameras were functioning properly." Peggy Ames requested that anytime there is an automobile accident in the Village, and it involves PG&E equipment that PG&E be notified immediately. Peggy Ames further stated that we had a, "significant amount of snow this past year," and that she was, "overall satisfied with the Merry Mountain's maintenance crews' response."

OPEN COMMENTS TO THE BOARD

Mike Padilla called for open comments to the Board.

An owner listed maintenance concerns; a representative from the local volunteer fire-fighting agency expressed concerns about a Clipper Mills community, non-Association meeting and activities; an owner discussed a courtesy letter they received; an owner requested clarity for use of the Village swimming pool and an owner asked questions of Executive Session actions and hiring practices.

APPROVAL OF MINUTES:

- Board of Directors Meeting and Executive Session – November 20, 2021
Minutes were approved by the members.

FINANCIAL REPORT – Monthly Financial Statement Review

- Financial Statement Review:

Treasurer Jamie Ellis provided the following:

Bank balances:

Alliance Bank

Operating Account: \$59,549.00

Payroll Account: \$59,446.00

Reserve Account: \$50,000.00

Chase Account 1: \$16,345.00

Chase Account 2: \$31,751.00

Wells Fargo: \$73,221.00

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Chase Account 2 currently retains \$11,751.00 raised on behalf of the fire house during the October 2021, Cook Off and arrangements are currently underway to transfer the monies to the Foothill Fire Department in Brownsville.

Jamie stated that Hignell continues to provide excellent work in support of Merry Mountain HOA.

Jamie stated that we are working with Sunrise to secure payments from those in arrears.

We have copies of the KECO financial report and were available on his desk for everyone to see.

Jamie stated that checks written by the MMHOA are in fact available for everyone to see.

Jamie stated that we are still working on getting three prepaid cards to facilitate local purchases. We are working with Hignell to secure the three prepaid cards. Use of the prepaid cards was previously approved at Board of Directors meeting.

We are starting to work on a new budget. Jamie stated that information was available for anyone who wanted to see budget.

A question was asked about the cost of a recent HUMVEE tire replacement, the reply from Mike Padilla was approximately \$1,200.00.

- Delinquencies

Jamie stated that delinquencies would be addressed later.

MANAGER REPORT:

- Issues/Violations/Correspondence

Mike Padilla stated that letters had been sent out to various individuals in the Village. Letters dealt with garbage on lots, dogs wandering around without leashes and parking violations, such as parking on the street. Letters will be issued as required.

MAINTENANCE REPORT:

- Burn Pile Update/Firewood

Burn Pile: Matt Marcher went over the permits required to conduct legal burning and the permit process. The Cal Fire representative, Sean Norman, stated that we needed a LE5 burn permit to burn

the HOA large pile. Matt stated that he would get a LE5 permit as suggested by the fire representative to get this done and out of the way. Matt stated that he would continue to work on the burn pile and no other issues were addressed.

Firewood: Matt stated that cleared trees are placed on various piles and the cut wood rounds are available as a courtesy for Association members to get wood. The firewood available for use can be found in the fire pile area. The Board once again made it clear that only brush can be burned, no commercial lumber.

- **Replacement Pump Update;** Mike Padilla stated that we finally located a new 7.5 horse pump for \$4,200.00, an extra pump for the pump house. The cost was a significant savings over previous estimates.
- **Future clean-up projects;** new Volunteer Clean Up Day. Mike asked for suggestions as to where and when we have the next Volunteer Clean Up Day. We agreed that mid-April is a good time.
- **Drainage;** clean-up in front of member homes and lots; it will be an ongoing concern to clean and repair drainage areas.
- **Maintenance yard security;** unexpected expenses due to tampering. Work continues regarding several security issues. The unexpected tampering of Association equipment, such as water placed in the fuel tank of our tractor and tampering with one of the plow safety hinges on the HUMVEE. Security will continue to be a priority at the Association.
- **Common area cleanup;** we continue with the overall cleanup effort. There are many common areas that have not been touched in years and require much effort.
- **Priorities and goals;** complete security fence around the maintenance yard, road maintenance, common area cleanup and fire prevention.
- **Painting of Maintenance Yard Sheds;** Forest Green has been chosen as the new color for the HOA buildings located in the large gear lot.

COMMITTEE REPORTS

- **ARC:** Rodney Ames stated that the committee had received few requests since November 2021. Only two requests were submitted, and both were approved. A question was raised about cutting trees and the Committee and Board response was that cutting down trees still requires ARC approval as addressed in the CCC&R's.
- **Fire:** Rand Collins provided an update regarding the Firewise program. The Goat program was a very costly proposition and that we should work with other communities to be able to handle the cost of the goats working in Merry Mountain areas. No cost estimates were provided. A reevaluation is required to update the status of lots and their fire status within the HOA.
- **Welcome:** Judy Goldberg provided an update on new members that recently moved into HOA. Hignell can provide us with the names of new owners. Judy provided the members with the number Merry Mountain website views and an email update.

- Budget Committee Meeting Date: April 23, 2022.

OLD BUSINESS:

- Gordo's contract and pool update:

Received a copy of the contract. Updates to the pool will be completed by May 1, 2022. We had to secure the paperwork with the help California State Contractors Board. The contract had either been misplaced or lost.

- CC&R Update: Update nearly completed. Once complete the new CC&R's will be forwarded to the Board for their approval, and then goes to the HOA members.

- MMOA Tax Update: \$9,000.00 in taxes were paid this year due to equipment sales.

- MMOA Lot Sales:

We have sought the assistance of a realtor to accurately price lots under ownership at MMHOA. We are trying to sell unsold lots. Several questions were asked as to the six lots the MMHOA owns and that we would like to sell. MMHOA would like to sell the lots so that we can start making income from our lots. A question was asked whether we pay taxes on unsold property and the answer was, "yes, we do pay taxes on unsold lots."

- Spending of funds from Holiday Faire:

Kathy Lardizabal provided the following update regarding the monies earned during the 2021 Christmas Faire. She requested permission to spend earned funds on chairs, tables, and an office printer. The board voted on and approved the expenditure of the funds. The total expenditure of funds will not exceed \$1,678.00

Judy Goldberg asked for information regarding the maintenance of MMHOA equipment. She asked why equipment was breaking down? Matt Marcher stated that old equipment would sustain failures from time to time. Mike Padilla stated that, "we now had a preventive maintenance program." Chris Hernandez stated that, "old equipment will break down from time to time as it wears out and that we must maintain our equipment."

NEW BUSINESS:

- Unreconciled Owner Accounts: Mike Padilla stated that, "There are seven accounts that the owners are disputing their beginning balances with Hignell and have provided documentation that their assessments were paid." The payments, however, were not reflected in their accounts. Susan Houle stated we need to forensically track monies because of the missing total amount of \$3,500.00. A question was asked regarding the dates of the checks and the Hignell representative stated that they appeared to be recent, in the spring of 2021. Members at large wanted the board to investigate the matter further.

A motion was passed by the Board to adjust the beginning balances of the following lots:

LOT A: \$310.00.

LOT B: \$310.00.

LOT C: \$310.00.

LOT D: \$620.00.

LOT E: \$1,860.00.

LOT F: \$275.00.

LOT G: \$640.00

A second motion was approved by the Board to conduct an audit by volunteer owner CPAs to try to locate the missing funds in the Association financial records.

- Upcoming Board of Directors Election: A candidate solicitation notice was sent out and a second notification will be sent out soon announcing the election. Dates to follow.

NEXT BOARD MEETING DATE: May 21, 2022

ADJOURNMENT: Meeting adjourned at 11:50 am

Albert S. Lardizabal

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Secretary

Board of Directors