



# Merry Mountain Owners' Assoc. Inc.

P.O. Box 132, 6158 Merry Way, Clipper Mills Ca. 95930  
Telephone (530) 237-3064

ANNUAL MERRY MOUNTAIN BOARD MEETING  
PICNIC AREA BEHIND SWIMMING POOL  
SATURDAY JULY 25, 2026

CALL TO ORDER BY RODNEY AMES, PRESIDENT @ 10:10 am

## GUEST SPEAKERS:

Jennifer Treff, Senior Community Association Manager from Hignell Company

Jennifer spoke to our members regarding the role that Hignell Company plays in assisting our board and the members of Merry Mountain. Since the board is made up of volunteers, Hignell is able to oversee our organization in order to complete required responsibilities, to meet deadlines, and give support to the board. Ms. Treff pointed out how Hignell can send out important notices to members when needed. They also collaborate with us regarding maintenance, bills and interactions with vendors. In other words, Hignell is our management partner. Thank you, Jennifer !

Jim Houtman, Director of Forest Health with Butte County Fire Safety Council

Jim addressed our members concerning Clipper Mills Proposed Treatments for 2026. He explained the fuel reduction, mastication, chipping and prescribed fires that are taking place in Butte and outlying counties. Mr. Houtman is working on several grants to aid in reducing fire risks, including gravel distribution to be used around buildings. Jim provided maps and brochures. By filling out our tracking sheets with the information needed, and submitting them to Rand Collins, members can aid to this endeavor. Jim Houtman can be contacted at : [jimh@buttefiresafe.net](mailto:jimh@buttefiresafe.net) or 530 762-9717.

Unfortunately, Bill Connelly, Supervisor was unable to speak at the meeting, but was able to come by later and greet our members.

Members Present : Ralph & Tamie Oseguera, Peggy Madewell, Mary Lou Lauck, John & Irene McCormack, Gary Bunch, Ed & Robin Smith, Susan Houle, Mike & Brenda Padilla, Alex Kotko, Monyca Casas, Trudy Hiatt & Dan Winklebleck, Kevin Szczurek, Tom King, Andrée Buckner, Janet Wing, Brett Wing, Peggy Simeroth-Ames, Daniel Slagle, Albert Lardizabal, Tim & Jill McCarthy, Leonard Rammel, Steve & Bonnie Bligh, Leslie & Rand Collins, Michael Pettigrew, Steve & Sherry Curran.

Approval of previous minutes for Regular Board Meetings: June 2, May 24, April 11 (2026)

Approval of Executive Sessions: July 11, June 7 & 15, May 3 & 24, April 11 & 17 (2026)

## PRESIDENT'S REPORT

Since this is Rodney's last day as president, he expressed his support for the new board.

Issues addressed: road repair, water leak repaired and complaints he has received including speeding, joy riding around the village, under age driving, dogs barking and off- lease.

## VICE-PRESIDENT'S REPORT

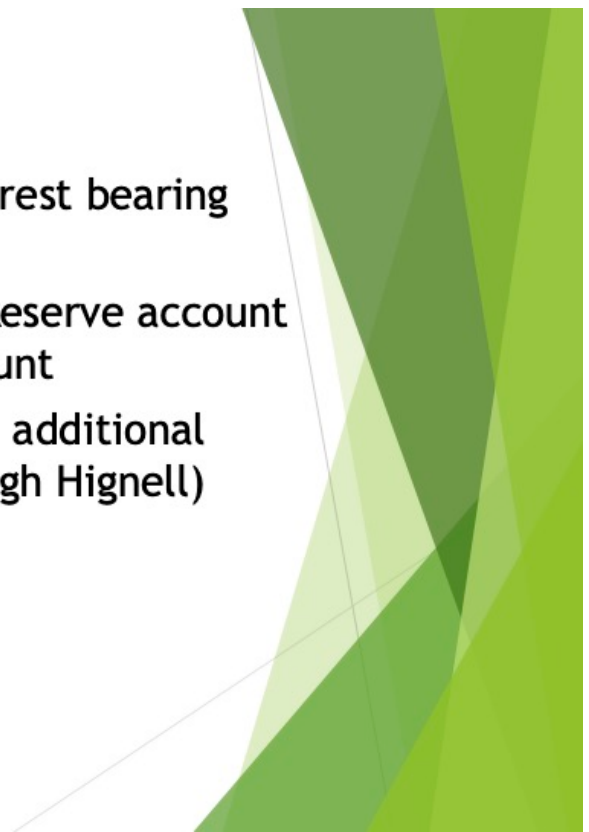
Andy Wing expressed his hope to help maintain and add to the Merry Mountain community and has ideas he is interested in implementing.

## CFO REPORT

Kathy reviewed the financial information.

## CFO's Report

- ▶ Long-Term Reserve account is now interest bearing (CDAR)
- ▶ Investigating the move of Short-Term Reserve account to interest bearing Money Market Account
- ▶ Will be meeting with company offering additional investment options (introduction through Hignell)



## CFO's Report (as of 6/30/26)

### CURRENT CASH BALANCES

|                                          |                   |
|------------------------------------------|-------------------|
| Operating Fund Alliance Bank             | \$ 45,182         |
| ST-Reserve Fund Alliance #1              | \$ 88,317         |
| LT-Reserve Fund Alliance #2              | \$ 169,814        |
| Payroll Account-Chase                    | \$ 8,372          |
| <u>Fundraising and Impvt+Venmo-Chase</u> | <u>\$ 30,259</u>  |
| <b>TOTAL FUNDS</b>                       | <b>\$ 341,944</b> |

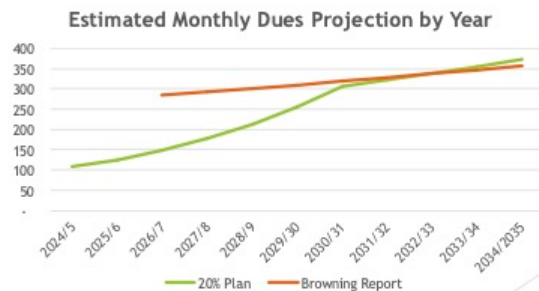
## CFO's Report

### ► Budget has been set for Fiscal Year 2026-2027

- Total Operating \$193,653 (7.5% increase)
- Total Reserve \$ 88,736 (35% increase)
- Total Assessment \$282,389

### ► Dues will be \$148/month (\$24/month increase from last year)

- Main purpose of increased dues are to build more savings in our Reserve
- Dues will be collected monthly but may always be paid in advance by Quarter or Year



# CFO's Report (as of 6/30/26)

## ► Fund Income Statement

### Fund Income Statement

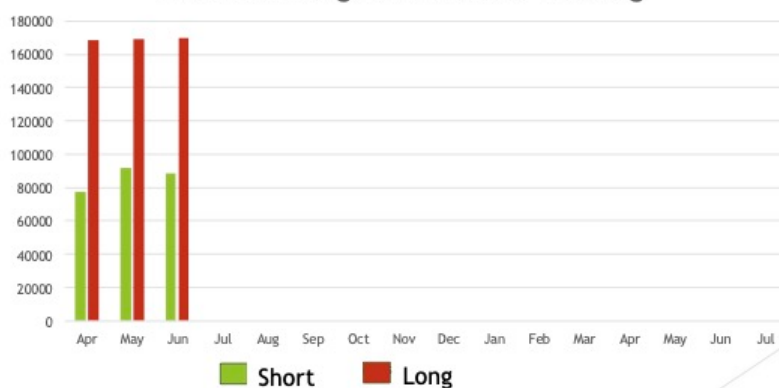
| Account Name  | MTD Actual | MTD Budget | MTD \$ Var. | YTD Actual | YTD Budget | YTD \$ Var. | Annual Budget |
|---------------|------------|------------|-------------|------------|------------|-------------|---------------|
| Total Income  | -139.18    | 0.00       | -139.18     | 194,403.13 | 179,135.08 | 15,268.05   | 179,135.08    |
| Total Expense | 13,940.05  | 14,736.25  | 796.20      | 153,527.78 | 164,398.83 | 10,871.05   | 179,135.09    |

# CFO'S Report

## ► Reserve fund tracking

- \$57K put in Reserve 2025/2026: \$14.4K Deposits in Aug, Nov, Feb, May
- Reserve spending 2025/2026: \$19.3K
  - ~ 11K bobcat repairs
  - ~ 8K road repairs

Short and Long Term Reserve Tracking



## CFO's Report

Accounts in Arrears (as of 6/30/26)

- ▶ **Total in Arrears:**           \$   **61,843**
- ▶ **Total in Collections:**       **8 lots**
  - ▶ **4 additional lots** received final notices before going to collection
  - ▶ **0-30**       \$       **549**
  - ▶ **30-60**     \$       **7,584**
  - ▶ **60-90**     \$       **329**
  - ▶ **90+**       \$       **53,383**
- ▶ **Four Owners who have died (\$3,202) we may decide to write this off as uncollectable**
- ▶ **One owner who has passed but has assets, waiting to see if we can claim (\$8457)**
- ▶ **Owners in collections (\$43,375) have assets/income that could be used to pay balance**
- ▶ **Owners who are late in paying (\$6,809)**
- ▶ **Comments about being transferred to Collections**

## MAINTENANCE REPORT

Pool heater repaired

Pool permit renewed, expiration date: 6/30/27

Pool passed inspection 7/1/26

Removal of several trees near the wells

Burn pile maintained

Rodent control around well heads

Pool maintenance

Leaf blowing on roads, weed removal

Observation of water pipe breakage and repair

Peter's Drilling & Pump Service : copper well vent, 3 Phase starter, &20 amp fuse replaced

Water samples tested

Road repair

## SECRETARY REPORT

Topics discussed by board in executive sessions per Davis Stirling §4935.

APRIL 11, 2026 Board voted on foreclosure

Decided to put previous minutes on website

Budget planning

Reviewed plans for swimming pool

APRIL 17, 2026 Addressed architectural committee issue

Swimming pool maintenance plans

Refreshments for annual meeting

MAY 3, 2026 Voted to reconcile operating account

Emergency water pipe repair

Architectural committee questions

May 24, 2026. Vice President no longer on board due to house sale

Pool maintenance budget

Delinquent assessments

Issues regarding CC&R

Cranmer water testing

Tree removal

June 7, 2026. CC&R changes discussed

Complaints from members

Plans for annual meeting

Large trees near water tanks

June 15, 2026 Meeting with property owner

Voted unanimously to change assessment payments to include monthly

Consumer Confidence Report

Plans for annual meeting

July 11, 2026. Discussed repair for pool heater

Collection issues reviewed

Decided to order a PA system for annual meeting

Leonard came by to explain what he has been working on

Leonard also shared his plans for the coming week

## COMMITTEE REPORTS

ARCHITECTURAL COMMITTEE : several requests received, one required Butte country permit.

SAFETY COMMITTEE : needs volunteers

FIREWISE COMMITTEE: please turn in forms that track hours of removing vegetation  
Need to raise our siren so it can be heard throughout the village

#### FUNDRAISING AND IMPROVEMENTS

Current fund \$ 30, 247

General: \$ 24, 448

Fire mitigation \$ 5, 799.

NEXT RIB COOK OFF SCHEDULED FOR SEPTEMBER 18, 2027

NEED VOLUNTEERS !!!!! NO RIB COOK OFF SCHEDULED 2026

CHILI COOK OFF COMING....DETAILS SOON

#### UNFINISHED BUSINESS

- \* Installation of gate on Holiday
- \* Road repair
- \* CC&R Committee meeting

#### NEW BUSINESS

- \* Possible vehicle replacement

INSTALLATION OF NEW OFFICERS ON BOARD: unanimously approved!

Steve Curran, President

Kevin Szczurek, Member at Large

Current members : Andy Wing. Vice President

Kathy Lardizabal, CFO

Alana Tupasi , Secretary

MEETING ADJOURNED @ 11:55am

Lunch served. Thank you to all members who brought refreshments and assisted with setting up and cleaning up.

SIREN TESTING OCCURRED AT 12 NOON

Submitted by Alana Tupasi