

Mogollon Estates Homeowners Association Board Meeting

(Tuesday July 7th, from 11:00 - 1:00)

Location: Heber-Overgaard Fire Station

- Agenda -

(Tentative. Subject to last minute changes and/or additions)

Call to Order _____ Bill Thayer

Roll Call _____ Bill Thayer

Review June 1st Minutes _____ Daniel Spear

Reports:

Treasurer/Financial _____ Anna Gustafson

- Account Balances: Review of our current checking and CD standings.
- Proposed 2026-2027 Operating Budget: Updated details based on the changes discussed during our June meeting.
- 2025-2026 Year End Financial Report. **When can you provide end of term data? [xx] printed copies are required prior to the August meeting.*
- Chamber of Commerce: Status of our membership renewal.
- Payment status for HOA insurance and the Sheriff Auxiliary Volunteers House Watch service.
- Lot 278: Fees check received from Lawyers Title.

Architectural Committee _____ Jim Hansen

- Lot 334 – Propane tank screening.

Violations & Dead Trees _____ Bill Thayer

- Annual Lot clean-up status.

Lot Sales / Updates _____ Daniel Spear

- Lot 278 closed escrow. Owner contact information forms received.
- Lot 316 is scheduled to close escrow on June 22nd. Welcome package mailed.

Document & Database Updates _____ Daniel Spear

- 1) Master Directory, 2) Owners Directory, 3) Dues Database Verification Forms, 4) Master Mailing Labels.
- Construction Guidelines v2.8
- Once the election is completed, the following documents will need to be updated and uploaded to the website: 1) Operating Document Index, 2) Board Event Calendar, 3) Board Meeting Schedule, 4) Board of Directors & Committee Members.

CC&R Change Process _____ Bill Thayer

- As of June [xx], we have [xx] ballots notarized.

2026/2027 Board Election _____ (All)

- **Election Status:**
 - 7/7 [xx] ballots received; 7/17 Send reminders; 7/24 voting closes; 7/29 count ballots.
 - 7/29 Confirm Eva's reservation & provide lunch counts. (Dave Perolis)
- **Ballot Count Committee:** (Bill)
 - Formation of a committee to oversee the ballot counting. This committee must consist of one Supervisor (Board member) and two counters who are not candidates, current Board members, or Board member spouses.
 - *The specific time and location for this session are still to be determined. Committee members will need to be available on the 29th. Bradfords?;* Mark to follow up.

Annual Meeting Prep_____ (All)

- Review August agenda.
- Review the proposed 2026-2027 Meeting schedule.
- Name tags, sign-in sheet and meeting documents will be printed prior to the meeting. (Daniel).
- Volunteer Check-in:
 - (Anna) - Greeting, managing the sign-in sheet, and distributing name tags. A fee of \$25 per person is collected at the meeting for lots with more than two attendees.
 - (Daniel) - The following documents will be distributed at the meeting:

1. Agenda	4. Proposed 2026/2027 Meeting Schedule
2. 2026/2027 Election Results	5. 2025/2026 Year-End Financial Report
3. Proposed 2026/2027 Operating Budget	<i>* printed copies required prior to the meeting</i>
- Eva's will present the menu selections to the attendees at the meeting.

Old Business _____ **Bill Thayer**

- Mogollon Estates sign inspection.
- Common area Summer weed trimming.

New Business _____ (All)

Next Meeting _____ **Bill Thayer**

***August 1st annual meeting; Eva's in Snowflake; Starts at 11:00am**

Adjournment _____ Bill Thayer

• ARS 33-1804: Board meetings are open to all Mogollon Estates Association members or their appointed representative. If an Association member is sending a representative the owner must notify the Board in writing before the meeting. • Mogollon Estates Board Requirement: The written notification must identify the representative and the notification must be received no later than 24 hours before the meeting. • ARS 33-1804: The Board may place reasonable time restrictions on those persons speaking during the meeting but shall permit a member or member's designated representative to speak once after the Board has discussed a specific agenda item but before the Board takes formal action on that item in addition to any other opportunities to speak.