

# ***Mogollon Estates Homeowners Association***

## **June 1st, 2026 Board Meeting Minutes**

**Location: Heber-Overgaard Fire Station**

**The meeting was called to order at 10:00 am by Mark Strong, President**

**Meeting Attendance:** (1) Board members in attendance: Mark Strong, Bill Thayer, Anna Gustafson, Ken Floberg, Dave Perolis, Dick Green, Daniel Spear, (2) Members absent: Jim Hansen, (3) Guest: Lisa Santa Maria (Lot 330). A quorum of the Board members were in attendance.

### **Review May 4<sup>th</sup> Board Meeting Minutes**

1. Motion to approve the May 4<sup>th</sup> Minutes: Dave Perolis
2. Seconded by: Anna Gustafson
3. Outcome: Approved by unanimous vote

### **Treasurer / Financial:**

1. Balances have been rounded to the nearest dollar. The checking account currently stands at \$13822, and the two CDs total \$20736.
2. Daniel will pay the 2026-2027 HOA insurance online:
3. Outstanding Checks:  
A \$25 check for overpaid dues was sent to Lot 305 on January 13. As of June 1, this check has not yet been cashed.
4. Chamber of Commerce:  
Anna will determine the date for paying a \$75 renewal fee.
5. 2026-2027 Operating Budget:  
The operating budget was reviewed. Anna will make changes for the Board to review and approve.

### **Architectural Committee:**

- Lot 298: Deck repair was approved (May 2026).
- Lot 316: Request to place new rock on the driveway was approved (April 2026)
- Lot 319: Partial restraining and fixing existing deck was approved (May 2026).
- Lot 334: Propane Tank Enclosure. The Board will provide the owner with a deadline for its completion.

## **Violations & Dead Trees:**

- New Reports: Dead trees have been reported on Lots 308, 320, and 293.
- Courtesy Notifications: Emails were sent to the owners of Lots 333, 300, 297, 299, 286, and 266. All owners have responded except for those at Lots 297 and 266; violation letters will now be issued for these two lots.
- Resolved: Trees have been successfully removed from Lots 313, 296, and 328 since the last report.
- Pending: The trees at Lot 280 have been cut but not yet removed.
- Lot Maintenance and Board Action:  
Lot 267: A letter was sent to the owner inviting them to a Board meeting. The Board of Directors will determine the necessary actions to clean the lot.
- Lot 280: The Board of Directors will be following up on recurring trash can issues.

## **Lot Sales:**

- Lots 278 & 316 are scheduled to close escrow in June.
- The Master and Owner's Directories will be updated and distributed once the owner's contact forms have been signed and returned.

## **2026/2027 Election Preparation:**

### Election Prep:

- Call for Candidates: Responses must be postmarked by June 14.
- Election Ballots: Letters will be mailed to the homeowners on June 17.
- Approval: Mark will approve the ballot material before it is mailed.
- Daniel will construct the name tags.

### Annual Lunch: (August 1):

- Anna volunteered to greet guests at the door, manage the sign-in sheet and present name tags.

### **CC&R Change Process:**

- The Board is pleased to announce that we have received 60 CC&R change ballots from our 70 lot owners, successfully exceeding our goal of 53 ahead of the May 15th deadline.

Mark will provide further information regarding the notarization of ballots. Please note that a driver's license number will be required for this process.

The Board unanimously approved a motion (moved by Dave and seconded by Anna) for Mark to consult with our lawyer regarding the following:

1. Whether votes can be notarized after August 28th.
  2. Whether the lawyer will update the CC&R document for the Board of Directors to file with Navajo County.
- The Board is seeking a second notary to assist with the upcoming workload and will be reaching out to potential candidates shortly.

### **Construction Guidelines Change:**

- The Board confirmed that the update for propane tank screening aligns with the CC&R description. A motion to amend the guidelines to include these screening requirements was moved by Anna, seconded by Dick, and passed unanimously.

Daniel will be updating the Construction Guidelines to reflect these changes.

### **New Business:**

- Mogollon Estates Sign: Mark will inspect the sign on Columbia Lane to identify any necessary repairs.
- Common Areas: Weed trimming is scheduled to take place shortly.
- Fall Maintenance: The common areas will require cutting and raking this fall.
- The Board unanimously approved a motion (moved by Dave and seconded by Bill for Mark to rent a trailer or pay a contractor to remove debris from the common areas.

### **Adjournment:**

- Anna moved to adjourn the meeting at 11:27 AM. The motion was seconded by Bill and approved unanimously.

**Next Meeting:** *Monday July 7th from (10:00 – 1:00); Heber-Overgaard Fire Station.*