

Mogollon Estates Homeowners Association

July 7th, 2026 Board Meeting Minutes

Location: Heber-Overgaard Fire Station

The meeting was called to order at 10:06 am by Daniel Spear, Secretary

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

Review June 1st Meeting Minutes

1. Motion to approve the June 1st Minutes: Dave Perolis
2. Seconded by: Dick Green
3. Outcome: Approved by unanimous vote

Treasurer / Financial:

Account Balances:

Balances have been rounded to the nearest dollar. The checking account currently stands at \$13,815, and the two CDs total \$20,786.

Payments Posted:

Renewals were processed for Chamber of Commerce, SAV House Watch, and HOA Insurance.

2026-2027 Operating Budget:

A motion to approve the 2026-2027 Operating Budget was made by Dave, seconded by Anna, and approved unanimously. Daniel will provide Anna with the approved copy.

HOA Transfer Fees:

Anna will deposit the fee checks received from the sales of Lot 278 and Lot 316.

Outstanding Checks:

A \$25 check for overpaid dues was sent to Lot 305 on January 13. As of July 7, this check remains uncashed. Daniel will contact the homeowners regarding this matter.

Architectural Committee:

- No report -

Violations & Dead Trees:

Owners:

New Reports: Dead trees have been reported on Lots 285, 288, 308, 317 and 334.

- Lot 280 - Garbage can nuisance. Bags need to be tied to prevent trash from escaping the can.
- Lot 330 – A utility trailer has been reported in view from the street.

Updates:

- Lot 333: Notified 5/15/26; Response received 5/15/26. Action: MTS Pending.
- Lot 320: Notified 6/29/26; Response pending.
- Lot 300: Notified 6/29/26; Action: Contract Pending.
- Lot 286: Notified 5/5/26; Response received 5/6/26. Action: MTS.
- Lot 280: Notified 6/4/26; Response received 6/4/26. Action: Self Pending.

Common Areas:

15 dead trees identified; 6 remain in Area 1 (SS). A debris pile in Area 3 (TT) will be moved when the brush pit reopens. The Board would like to extend its sincere thanks to Anna's husband for his assistance with this work.

Lot Sales:

- Both Lots 278 and 316 closed escrow in June. A courtesy reminder was mailed to the owners of Lot 316 requesting the return of their Acknowledgement and Contact Information forms.
- Once we receive the forms for Lot 316, the Master and Owner's Directories will be updated and distributed to the Board. The Owner's Directory will also be broadcasted via email to all homeowners at that time.

2026/2027 Election & Annual Lunch:

- Deadlines: Ballots and lunch RSVPs must be received by July 24.
- Preparations:
 1. Daniel will confirm the ballot count location and start time.
 2. Supplemental agenda documents and year-end financials are due to Daniel by July 29.
 3. Dave will supervise the ballot count.
- Event Logistics:

Anna will manage check-in and name tags; Daniel will distribute agenda documents.

CC&R Change Notarizations:

- The Board is pleased to announce that we have received 49 CC&R change notarizations from our 70 lot owners. We are very close to reaching our goal.

Additionally, a homeowner from Lot 334 has volunteered to provide secondary notary services to assist with the workload. The Board appreciates this contribution to our efforts.

Construction Guidelines Change:

- Propane tank screening standards have been uploaded to the website.

New Business:

- Several homeowners have raised concerns regarding the condition of the roads in Mogollon Estates, specifically noting the increasing width of cracks running across the pavement.

Dave has volunteered to follow up with Navajo County to request an inspection and to discuss a future maintenance plan.

Old Business:

- Mogollon Estates Sign: Mark will coordinate sealing and staining for the Columbia Lane sign.
- Common Areas:
Weed trimming is scheduled to take place soon. Mogollon Tree Service (MTS) will be submitting a bid and providing their availability for this work. Please note that this task may be postponed to the fall maintenance schedule depending on MTS availability, Level 2 fire restrictions, and potential limits on brush pit hours.
- Fall Maintenance:
The common areas will require cutting and raking this fall.
- Annual Lot Cleanup / Inspection: (in progress).

Adjournment:

- Dave moved to adjourn the meeting at 11:08 AM. The motion was seconded by Anna and approved unanimously.

Next Meeting: *Saturday, August 1st, (11:00 – 1:00) at Eva's in Snowflake*