

Mogollon Estates Homeowners Association

August 1, 2026 Annual Meeting

The meeting was called to order at 11:05 am by Mark Strong, President

Meeting Attendance: (1) Board members in attendance: Mark Strong, Bill Thayer, Anna Gustafson, Jim Hansen, Andrew Lucas, Lisa Santa Maria, Erik Valset, Daniel Spear. Board member absent: Dave Perolis. Thirty-six signed up to attend. Thirty-two attended.

Introductions: (1) Mark introduced and thanked the 2025/2026 Board members. (2) The attendees introduced themselves.

2025/2026 Accomplishments:

The Board is pleased to announce that we have successfully secured 53 notarized ballots from our 70 lot owners to pass CC&R Amendments 1 and 2.

- Amendment 1: Standardization of Architectural Restrictions
- Amendment 2: Modernization of the Voting Procedures

The additions to the CC&Rs will be prepared either via AI or by our lawyer, depending on county regulations. Mark will contact Navajo County to review the specific requirements for recording the amended copy.

Additionally, the Board voted unanimously to reimburse an association member for the fees required to become a licensed notary. Jim introduced the motion, which was seconded by Bill. This decision was made to facilitate acquiring the 53+ CC&R notarizations needed to pass the two new amendments.

2025/2026 Challenges:

Beetle infestations have begun to affect the Piñon and Juniper trees in our area. Consequently, the cost of removing these dead trees from the common areas has exceeded our current budget.

To mitigate this, Mark is currently working with the Forest Service to arrange for the removal of the dead trees located behind the homes along Chandelle Lane.

Financial Reports: Anna presented the 2025/2026 Year-end Financial Report and 2026/2027 proposed Operating Budget in the meeting.

- 2025/2026 Year-end Financial:

Income was \$26 less than the budget projection. Expenses were \$5270 more than the projection.

- 2026/2027 Proposed Operating Budget:

Projected income is \$10105. Projected expenses are \$9524. If you want details of these reports, please contact our Secretary.

Proposed 2026/2027 Board Meeting Schedule:

The schedule will be approved at the September Board meeting and will subsequently be posted to our website.

New Business:

- Fall Maintenance: The common areas will require cutting and raking this fall.
- Sign Improvements: Improvements to the Mogollon Estates sign were discussed.
- Tree Removal: Mark and Anna's husband will remove the smaller dead trees from the common areas to help save on costs.

2026/2027 Board Election Results: Received 45 ballots. Each candidate needed to receive 23 votes (greater than 50%) to be elected.

Here's your 2026/2027 Board of Directors:

Officers:

Mark Strong – President	Bill Thayer – Vice President
Anna Gustafson – Treasurer	Daniel Spear – Secretary, Document & Database Manager

Associate Board Positions:

Jim Hansen – Architectural Committee Chairman (All members on committee)
(Back up: Erik Valset)

Associate Board Members:

Andrew Lucas, Dave Perolis, Lisa Santa Maria, Erik Valset

Adjournment:

Anna moved to adjourn the meeting at 12:50 pm. The motion was seconded by Bill and approved unanimously.

Next Meeting (Tentative)

- Date: Monday, September 14
- Time: 10:00 am – 1:00 pm
- Location: Heber-Overgaard Fire Station