

Mogollon Estates Homeowners Association

September 14th, 2026 Board Meeting Minutes

Location: Heber-Overgaard Fire Station

The meeting was called to order at 10:15 am by Mark Strong, President

Meeting Attendance: (1) Board members in attendance: Mark Strong, Anna Gustafson, Jim Hansen, Dave Perolis, Andrew Lucas, Bill Thayer, Erik Valset, Lisa Santa Maria, Daniel Spear. (2) A quorum was present.

Review July 7th Meeting Minutes

1. Motion to approve the July 7th Minutes: Dave Perolis
2. Seconded by: Bill Thayer
3. Outcome: Approved by a majority vote

Review August 1st Meeting Minutes

1. Motion to approve the August 1st Minutes: Dave Perolis
2. Seconded by: Bill Thayer
3. Outcome: Approved by a majority vote

Treasurer / Financial:

Account Balances: Checking: \$8,284 | CDs (2): \$20,890 (rounded to nearest dollar).

HOA Disclosure Fees: Received disclosure fee payment from the sale of Lot 279.

Annual Dues: Received and early annual dues payment from Lot 288.

Architectural Committee:

Below is the list of construction requests approved via email prior to September 12th, 2026:

- Lot #326: Deck Railing Repair (Approved: Sept 10th, 2026)
- Lot #278: New Home Build (Approved: Aug 30th, 2026)
- Lot #309: Re-stain Home (Approved: Aug 26th, 2026)
- Lot #327: Roof Replacement (Approved: Aug 26th, 2026)
- Lot #315: Repaint House (Approved: Aug 26th, 2026)
- Lot #335: Roof Repair (Approved: Aug 26th, 2026)
- Lot #334: Propane Tank Enclosure (Approved: Aug 4th, 2026)

Violations & Dead Trees

Formal Violation Letters: Following the two-week notice period, the Board voted by majority (motion by Anna, seconded by Bill) to issue formal violation letters to homeowners who have not removed dead trees or responded to the courtesy email. Letters will be mailed shortly to the owners of Lots 335, 333, 308, 297, 291, 269, and 266.

Courtesy Emails: Three additional lots will receive a courtesy email reminder to have their dead trees removed.

Common Area: One dead tree in a common area has been identified for removal.

Lot 279: A courtesy letter will be sent for a trailer being in view of the street.

Lot Sales:

Lot 279: Closed escrow on September 4th, 2026. A courtesy reminder will be sent to return the HOA Acknowledgement and Contact Information forms.

Once Lot 279 forms are received, the Master and Owner's Directories will be updated and distributed to the Board. The Owner's Directory will also be broadcast to all homeowners via BCC email.

Document & Database Updates

New Homeowners:

- Added contact information for the new owners of lots 278 and 316 to the following:
 1. Master Directory
 2. Owners Directory
 3. Dues Database Verification Form
 4. Master Mailing Labels

Post Election:

- Reviewed/updated the following:
 1. Board Event Calendar
 2. Board & Committee Members

Website Updates:

- Operating Document Index: Will be modified to include index numbers for “Restated CCRs” and “Amended CCRs”.
- 2026-2027 Board Meeting Schedule: Will be modified to display this year’s fiscal Board meeting and virtual meeting dates.

New Business:

Action Items:

Annual Budget & Assessment Increase: Denied. Proposal to increase annual dues by 8%. (Motion to approve: Anna Gustafson, Second: Bill Thayer).

- Voted 'Nay': Directors (Strong, Gustafson, Hansen, Perolis, Lucas, Thayer, Valset);
- Voted 'Aye': Director Spear
- 1 Abstain

2026–2027 Board Meeting Schedule: Approved. Includes both in-person and virtual meeting dates. (Motion to approve: Anna Gustafson, Second: Bill Thayer).

- Voted 'Aye': Directors (Strong, Gustafson, Hansen, Perolis, Lucas, Thayer, Valset, Spear); 1 Abstain.

Virtual Meeting Platform: Approved. The board approved using a free virtual platform for interim meetings between standard sessions. Notices and agendas will be distributed at least 48 hours prior. Volunteers are needed to manage the platform. (Motion to approve: Anna Gustafson, Second: Bill Thayer).

- Voted 'Aye': Directors (Strong, Gustafson, Hansen, Perolis, Lucas, Thayer, Valset, Spear); 1 Abstain.

2026–2027 Operating Budget: Accepted as written. (Motion to approve: Anna Gustafson, Second: Bill Thayer).

- Voted 'Aye': Directors (Strong, Gustafson, Hansen, Perolis, Lucas, Thayer, Valset, Spear); 1 Abstain.

Non-Action Items:

- Discussion on guidelines for tall, dead tree stumps (potential action item for next meeting).
- Discussion on increasing disclosure fees for home resales (to be placed on the next meeting agenda).
- Discussion on Construction Guidelines for Backyard Shade Structures.
- Continued transition discussions regarding the new 2026 Arizona HOA Laws.

Old Business:

- Mogollon Estates Sign: Mark Strong confirmed volunteers will perform repairs, sealing, and staining at no cost to the HOA.

Adjournment:

- Motion to adjourn at 11:45 AM by Dave Perolis, seconded by Anna Gustafson. Approved unanimously.

Next Meeting: *Monday, November 9th (10:00 – 1:00); Heber-Overgaard Fire Station*