

Mogollon Estates Homeowners Association

May 4th, 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, Jim Hansen, Daniel Spear, (2) Members absent: Dick Green, (3) Guests: Erik Valset (Lot 303), Rock Earle (Lot 302). A quorum of the Board members were in attendance.

Review April 16th CC&R Change Minutes

1. Motion to approve the April 16th CC&R Change 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 \$14,000, and the two CDs total \$20,684.
2. 2025 Tax Filings:
State taxes of \$50 and Federal taxes of \$164 have been paid.
3. Outstanding Checks:
A \$25 check for overpaid dues was sent to Lot 305 on January 13. As of May 4, this check has not yet been cashed.
4. Corporate Status:
A discussion was held to clarify whether Mogollon Estates is registered as a corporation or an LLC. Mark will follow up on this matter.

Architectural Committee:

- Lot 273: Permanent Lighting Request. The owner presented additional information to the committee during the meeting. Jim will provide a formal response to the owner by 5/10/2026.
- Lot 334: Propane Tank Screening. The committee previously voted 5-2 to deny the request. This decision was further supported from inspection of the proposed product at Home Depot, which was found to be of inferior quality. The owner has requested a meeting with the Board to discuss this matter further. Jim will reach out shortly to coordinate and schedule the meeting.

- Lot 316: Request to place new driveway rock.
- Lot 319: Partial restraining and fixing existing deck.

Violations & Dead Trees:

Dead tree owner notifications

- First violation letters were sent on March 25, 2026, to the following properties:
Lot 280: A response has been received.
Lot 313: The trees have been removed.
Lot 318: No response has been received.

Lot 267: The homeowner received a second violation letter but has not yet removed the downed trees. Two more dead trees were identified on the property. The Board has decided to proceed to the next stage of the violation process for this lot.
- Lot 291 (New Home Construction)
A second violation letter has been issued. The following items must be resolved before the house can close:
 - Removal of dead trees.
 - Correct positioning and anchoring of the roadside reflector.
 - Installation of the required screening for the propane tank.
- Lot 334: A utility trailer is currently visible from the street in violation of the Parking Enforcement Guidelines. A courtesy letter will be emailed to the owner as a reminder that trailers may only be parked in view for a maximum of four (4) consecutive days.

2026/2027 SAV House Watch Renewal:

The Board approved renewing the 2026/2027 SAV House Watch service. The renewal period will run from June 18, 2026, through June 18, 2027. Additionally, the Board agreed to provide a \$200 donation to the SAV.

The motion to approve the SAV House Watch Renewal was made by Ken Floberg and seconded by Bill Thayer. The motion passed by a unanimous vote.

2026/2027 Election Prep:

- The Board reviewed and approved the election timeline, the Call for Candidates, and the election letters.
- The election ballot's return postmark date will be corrected to Friday, July 24th.
- The Board Election Guidelines, Document #18, revision 1.6 will be in effect for this year's election. The VP and Secretary will certify votes after initial count by 2 neutral parties.
- The Call for Candidates letter will be mailed to the homeowners on May 14th.

CC&R Change Process:

- As of May 4th, 53 ballots have been returned from the 70 lot owners. Board members will be following up with the remaining owners to mail their ballots.
- Mark is researching any further information a Notary may require on the CC&R Notary form.

Construction Guidelines Change Proposal:

Proposal: Provide a clarification addition for screening requirements to the Propane entry within the Construction Guidelines.

- Motion: Dave Perolis moved to amend the construction guidelines to include the propane tank screening requirements.
- Seconded by: Ken Floberg.
- Outcome: Approved by a unanimous vote.

Ken will provide clarification on whether the proposed change to the construction guidelines matches the CC&R description.

Open Forum:

The homeowners of Lot 334 were not able to attend today's meeting.

Adjournment:

Anna made a motion to adjourn the meeting at 11:27 AM. The motion was seconded by Bill and approved by a unanimous vote.

Next Meeting: *Monday June 1st from (10:00 – 1:00); Heber-Overgaard Fire Station.*