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SCANNING DIRECTIVE CHECKLIST

OF ITEMS TO BE SCANNED

(Please check all of the appropriate boxes)

MANAGER NAME: COMMUNITY NAME:
ENTITY#:

DOCUMENT NEEDS TO BE SCANNED

DOCUMENT NEEDS TO BE PLACED IN CORPORATE BOOK

DOCUMENT NEEDS TO BE ADDED DISCLOSURES / WELCOME PACKET WEBSITE

OTHER / MINUTES Approved Unapproved

MOGOLLON RANCH PROPERTY OWNERS ASSOCIATION
BOARD MEETING April 16, 2011
Starlight Pines Community Center
Happy Jack, AZ 86024

1) Call to Order

The meeting was called to order at 10:06 am by President, Pat Palmer. All members and guests introduced themselves.

2) Approval of Minutes

Board Treasurer, Paul Randall, moved to approve the January 15, 2011 minutes. Board Member, David Bischoff seconded, all were in favor and the January 15, 2011 minutes were approved.

3) Addition to Agenda

President, Pat Palmer announced an addition to the agenda to vote on a septic inspection variance and asked for a motion to approve. Dennis Bischoff moved to approve the septic inspection variance, David Reisdorf seconded. All in favor and motion carried.

4) Association Management Report

AAM, LLC representative, Nancy Hamerly presented the management report which included the current financial position, delinquencies and other business conducted on behalf of the Board of Directors. She added that as of 2/28/2011 the well improvement fund balance was \$49,847.87.

5) Financial Report

Board Treasurer, Paul Randall, announced that Mogollon Ranch has decided to change accounting method to cash accounting from the accrual method. President Palmer requested a motion for that change. Treasurer, Paul Randall moved to change to the cash method of accounting; David Reisdorf seconded. All in favor and motion carried.

6) Collection & Fine Policy

President, Pat Palmer, announced that the fine and collection policy was approved at the October 30, 2010 meeting and any confusion was due to a posting error on the website. She added that the correct document has been posted.

Homeowner, Candyce Schmid stated that she objects to verbiage in the fine policy about the opportunity to be heard and provided a copy of the Arizona Revised Statute for review. President, Pat Palmer announced that the Board would take a look at both and make any necessary changes to the policy for review at the next meeting.

7) Well Update – Shaun Stouder

Well operator, Shaun Stouder presented the well update. He announced that there were some freezing problems this winter. He added that currently all wells are operational. Shaun stated that 2 submersible pumps had to be replaced by Collingwood Pump on well 6 and well 16. He added that the monthly water test results were coming back okay. Shaun continued that new thermostats had been installed at all well houses and the heater settings increased to allow more heat solving any problems resulting from freezing temperatures.

Homeowner, Candyce Schmid mentioned that the pump at well 6 lasted 8 years which matched the life expectancy provided by Collingwood at an earlier date. She added that there are a couple of wells with pumps that are 10 years old.

The question was presented if there was any way to extend the life expectancy of these pumps. Shaun responded that the hard water was deteriorating the pumps mechanisms. Less used pumps will have more problems due to the water sitting in the pipes.

Homeowner, Betty Cox, asked if all well repairs and services are being entered into the well log books. Shaun responded that he has been entering maintenance in the log books, but didn't think outside vendors such as Collingwood Pumps were doing so. Board member, Dennis Bischoff requested that Shaun enter all work even for outside vendors. Another homeowner requested that the logs be made public for all interested Mogollon property owners. Mr. Bischoff stated that if Shaun would provide him the logs, he would post on the website. Homeowner, Garry Dalrymple, stated that any entry to a well house should be posted in the log book.

Homeowner, Jesse Schmid, asked why owners were no longer getting a breakdown of the well maintenance expenses with their billings as they did before the \$150 flat fee was instigated. The Board responded that they would post the quarterly well expenses on the website. Board Treasurer, Paul Randall stated that he would like to see everything associated with a particular well to be entered into the log book. For example, if there is a problem, to log what the problem is and include what was done and who was called if not repaired by Shaun. Currently, Shaun has been providing a monthly report to President, Pat Palmer and if there were any problems that Shaun couldn't repair, Shaun and Pat would call an outside vendor.

8) Well Committee Update

The Well Committee update was presented by Larry Cox in Richard Eng's absence. Mr. Cox announced that the Committee put out for 11 bids to install variable speed pumps and/or submersible pumps. The Committee tabled the third alternative of the above ground tanks for now. He added that the Committee was hoping to have 7 bids received by the end of the month that would be presented to the Board. Candyce Schmid asked the Board how they plan to pay for these experiments. Pat Palmer responded they would use the \$49,847.87 of available funds. Mrs. Schmid stated that she felt that any change to a working system was a capital improvement and should be voted on by the membership. The comment was made that the Committee didn't take into account water usage and added that they would like to see a report from a water usage professional to check out the Mogollon systems before the Board made a decision based on the Well Committee's recommendations.

Treasurer, Paul Randall stated that the Board is relying on recommendations from the Committee based on opinions from professionals they have interviewed based on build out requirements. The professionals have said our current systems are inadequate. He added that the Board has the responsibility to provide quality water to homeowners in the future. It was recommended to the Board to replace well components as they go down following the recommendations from the Committee and any replacement to a well that went down would be considered maintenance and not a capital improvement. It was stated that the current systems were signed off by engineers and asked if there were any written assurances by professionals that the proposed new components would be adequate and proper.

Board member, David Reisdorf, stated that Shaun Stouder came to the membership saying that the current well system components were no longer going to be produced and recommended moving to a variable speed system which has been recommended by the professionals that the Well Committee brought to the Board. He added that the Board had been taking a progressive look and evaluating the present systems to provide the best solution for future water delivery. There was a request from a homeowner to contact Fisher Engineering who had been called on in the past to provide a report on what to do with the wells. Shaun stated that changing to a variable speed system would complement the current systems; changing to submersible system would require changes to the infrastructure. Mr. Reisdorf responded that the Well Committee has submitted the two alternatives and the Board is evaluating what route to take based on Committee recommendations. Well Committee member, Larry Cox, stated that the Committee is not saying to remove the old systems. The Committee is currently on a fact finding mission to present the best solutions to the Board. The question was presented if the experimental changes would be used on failing wells and not on systems that are operational and the Board responded that any change or experiment would be based on system failure and included that the decision had not been made on which alternative would be tested initially. The Board assured the members that they would take all of the comments received into consideration before making a final decision.

Treasurer, Paul Randall moved that the Board having the authority to appoint members to a standing committee with a maximum of 7 members would be the only authority to remove a committee member and would also dictate the purpose of the committee. David Reisdorf seconded; all in favor. Motion carried.

President, Pat Palmer asked for a motion to put out RFPs for well service providers. Paul moved to release the RFP letters and Dennis Bischoff seconded. All in favor and motion carried.

9) Water Treatment Presentation – Dave Palden

President, Pat Palmer stated that since Mr. Palden was not in attendance this item would be postponed to a later date.

10) Road Grading/Improvement Discussion

President Palmer announced that the Board was currently seeking bids for road grading and any road improvements would be tabled at this time.

11) Board Elections

President, Pat Palmer, announced that the membership would vote for 3 directors in the upcoming election and added that nomination forms would go out on or before the first of May and must be returned by May 20, 2011 to be included on the ballot.

12) Firewise Partnership

Ms. Palmer announced that the state Firewise Program representative was interested in helping Mogollon Ranch property owners become involved in the Firewise Program and said she would provide information on lot clearing such as clearing costs, etc. She added that she would be attending a seminar on May 3rd and would post all pertinent information of the website after that date.

13) Open Forum


Board member, David Reisdorf, asked to readdress current restrictions on ATV use within Mogollon Ranch and felt that a street legal vehicle, whether it possessed a steering wheel or handlebars and is properly licensed by the State, should be allowed on Mogollon Ranch roads. Past Board President, Jesse Schmid stated that a past Board received an attorney's opinion on this matter and it was determined that the CC&Rs state that ATVs are not allowed on the roads within Mogollon Ranch.

Homeowner, Joan Dalrymple mentioned that there was no policy in place addressing the disposal of old equipment including used well parts and mechanisms. The Board stated that they would look at developing a parts disposal policy.

12) Adjournment

There being no further business, Pat Palmer moved to adjourn the meeting, David Reisdorf seconded and meeting adjourned at 11:59 am.

Respectfully submitted by,
Nancy Hamerly, Acting Recording Secretary for Mogollon Ranch

Approved: 
Pat Palmer, President