

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

DRAFT MINUTES

1) Call to Order

The meeting was called to order at 10:10 am by President, Pat Palmer.

2) Amend Agenda

Pat Palmer announced a change to the agenda with the addition of road maintenance and improvements to be discussed after agenda item #5.

3) Approval of Minutes

David Reisdorf moved to approve the April 16, 2011 minutes, Dennis Bischoff seconded, all were in favor and the April 16, 2011 minutes were approved.

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 6/30/2011 the well improvement fund balance was \$83,397.48..

5) Financial Report

Board Treasurer, Paul Randall, announced that Mogollon Ranch changeover to the cash accounting method had finalized and that understanding the financials should be much easier from now on.

6) Well Provider

Pat Palmer announced that 3 bids for well maintenance provider were received. She added that after careful consideration, the board voted to change providers to A Quality Water Company. Shaun Stouder's last day will be July 31, 2011 and A Quality Water Co. will take over on August 1, 2011. There was brief discussion about having A Quality start earlier to receive training from Shaun. Pat will contact Shaun on Monday.

7) Roads

Pat Palmer requested obtaining bids on road grading. Richard Eng stated that there were possible leaks under the road and should be repaired before any road work begins.

David Reisdorf moved to have Richard Eng try to obtain 3 bids for road grading and railing repairs on Pinehurst and Twin Oaks and to visually inspect all railings throughout the community. Paul Randall seconded. All in favor and motion carried.

8) Firewise

Firewise representative, Art Mathias, offered information on the Firewise program and provided a sign-up sheet for owners interested in the program.

9) Water Treatment Presentation – Dave Palden

Property owner, Dave Palden offered a detailed presentation on the water treatment systems in place at his residence that treats most contaminants in our well water. He added that he would be happy to assist other property owners if they were interested in water treatment systems for their homes.

10) Open Forum

1. The question was presented about how many water leaks are there? Larry Cox responded that they were not sure and that the well committee was working on obtaining a more accurate report outlining the location of expected leaks.

11) Adjournment

There being no further business, Paul Randall moved to adjourn the meeting, Dennis Bischoff seconded and meeting adjourned at 11:30 am.

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

Approved: _____
President