

Mogollon Ranch Property Owners Association, Inc.
c/o AAM, LLC
1963 Commerce Center Circle, Suite A, Prescott, AZ 86301
928-771-1225 / FAX: 928-708-0971

ANNUAL MEETING NOTICE

Starlight Pines Community Center
Hwy 87 North, Happy Jack, AZ
(1 mile south of Mogollon Ranch)

Saturday, August 1, 2009

The Annual Meeting for Mogollon Ranch Property Owners Association, Inc. has been scheduled for the date, time and location noted above. The Proposed Agenda for this meeting is shown below.

- I. Call to Order
- II. Introductions
- III. Verification of Quorum
- IV. Review of Last Annual Meeting Minutes
- V. Financial Review
- VI. Election Results
- VII. Answers to Questionnaires/Open Discussion
- VIII. Adjournment

The Arizona legislature changed the law in 2005 to prohibit the use of proxies. As a result, the 2009 election will be conducted by Mail-in or personally presented ballot. Your Mail-in ballot is enclosed, along with a Candidate Information Form, and a self-addressed stamped envelope for your convenience. Please note that you can mail your Mail-in ballot to the Association prior to the meeting or bring it with you to the meeting. If you mail it to the Association, know that it must be received by close of business the day before the meeting. Ballots will not be opened until the Annual Meeting.

Your participation in this process is important. If a quorum is not present by Mail-in ballots or in person, the meeting will be continued to a new date and time "at the call of the chair", meaning the president will announce at the meeting when the continued meeting will be held. Your community needs to have two-thirds participation or 156 lots present in person and including the Mail-in ballots received. Therefore, it is important that we receive your ballot, either ahead of time or at the meeting.

Remember that when you elect a Board Member, you are giving them the right to make decisions for your Association. Your vote is important!

If you have any questions, please call me at (928) 771-1225.

Sincerely,

Pamela Hecker
Regional Director
Mogollon Ranch Property Owners Association, Inc. For the Board of Directors

Attachments: Mail-in Ballot/Return Envelope
Candidate Information Sheet
Questionnaire
Special Assessment Ballot

Mogollon Ranch Homeowner's Association
c/o AAM, LLC
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CANDIDATE INFORMATION SHEET

Annual Meeting to be held:
Starlight Pines Community Center
Happy Jack, AZ

Saturday, August 1, 2009 10AM

The following persons have indicated an interest in running for the Board of Directors for your association. They have submitted the following short biographies on themselves for your review and consideration. While the biographies have been re-typed, they have not been edited for content, grammar or punctuation. The biography is a direct quote from each candidate, and the candidates are listed in alphabetical order.

Garry R. Dalrymple: "Permanent resident, retired AF officer, engineer & attorney. Served on first Board of Directors and as Manager, and on another HOA Board. Knowledgeable and experienced. I would like to encourage more owner input and participation. Keep up road improvement initiative and work toward cleanup of vacant lots to reduce fire hazard."

Richard Eng: "I am a full-time resident of Mogollon Ranch. I am a business owner with experience running and overseeing a multi-million dollar budget. I have served on State boards, including being elected to one of the largest school districts in Arizona. I have no specific agenda. I would bring a new perspective to the board and representation to our community."

Patricia Palmer: "I have been a full-time resident of Mogollon Ranch since 2005. Prior to that, I taught high school English for over thirty years. My husband and I are originally from Minnesota, but we moved to Arizona in 1980. We lived and worked in the Valley for twenty-five years. After purchasing our property in 1999, we began clearing the lot. In 2005, we retired from our teaching careers and began our home-building careers. What an adventure that was and still is? I do volunteer work for the National Forest Service at the Blue Ridge Ranger Station. I have been an active resident of Mogollon Ranch through committee and volunteer work. While on the Board, I would like to create a stronger sense of community, promote a more fire-wise community and maintain the natural beauty of the community."

David Reisdorf: "I'm a native Arizonan who enjoys a variety of outdoor activities. My wife and I own two lots in Mogollon including one with our dream log cabin. We live close, so we go often. I am also a practicing engineer who regularly makes economic and technical decisions, however, I believe in a simplified common sense approach to most situations. This combination should serve well on the board. My objectives on the board are to enhance our property values, pursue quality service and materials in exchange for the fees we pay, and promote our mutual enjoyment of the Ranch. I have attended a number of association meetings and am familiar with our issues such as water, fees, roads, trespassing and fire safety. Past boards have worked hard and I look forward to working with others to make Mogollon Ranch a great place to live and visit and a quality investment."

Marjorie (Marge) Williams: "I am a retired, full-time resident of M.R. I have served on the MRBOD for 2 years. I volunteer at the Mogollon Rim Ranger District office once a week, I garden, knit and have an active interest in archaeology. I would like to continue our work on the roads, find a solution to our garbage problems and work on making M.R. a fire-wise community, all as cost effectively as possible. All of this goes toward protecting and enhancing our investments in this wonderful mountain retreat."

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MAIL-IN BALLOT

Voting Instructions: One (1) ballot for each lot owned

There are five seats on the Board of Directors of the above named Association, five of which are to be elected at the meeting noted above. Vote for only five candidates. You may cast these votes for one or more candidates, as long as the total number of votes cast does not exceed five (5). If you vote for more than five candidates or cast more than five (5) votes, the entire ballot will be voided. Note that Mail-in ballots are irrevocable. In the event quorum is not attained and the meeting rescheduled, your Mail-in ballot will be retained and utilized at the subsequent meeting(s).

Number of Lots in the Community: 233

Quorum Requirement: 66.67%

Participation required to meet quorum (including Mail-in ballots): 156

VOTER'S LOT # _____

Name	Vote
Garry Dalrymple	_____
Richard Eng	_____
Pat Palmer	_____
David Reisdorf	_____
Marge Williams	_____

Once this ballot is completed, please return it to the Association in the enclosed pre-addressed, postage paid envelope or fax to 928-708-0971. Mail-in ballots must be returned to the Association office by close of business the day before the meeting, or brought in person, in the envelope provided, to the meeting in order to be counted.

IF YOU ELECT NOT TO ATTEND THE MEETING PLEASE MAIL YOUR BALLOT SO THAT QUORUM MAY BE REACHED.

If a quorum is not present by Mail-in ballots or in person, the meeting will be continued to a new date and time "at the call of the chair", meaning the president will announce at the meeting when the continued meeting will be held.

