

Forest Trails Unit 1 Homeowners Association Meeting
February 21, 2026
2:00 PM at the Heber-Overgaard Fire Station Conference Room
2061 Lumber Valley Road, Overgaard, AZ 85933

AGENDA

- I. Call to Order – 2:00 PM**
- II. Board Introductions, Welcome Guests**
- III. Review & Approval of Minutes of Regular Meeting, November 8, 2025**
- IV. Review & Approval of Minutes of Budget Meeting, December 23, 2025**
- VII. Old Business:**
 - ~ Handling & Update of Dues, Late Notices & Intent to Lien /Shelley
 - ~ Follow up on Dead Tree Bid & Removal / Jeff & Shelley
 - ~ Violation Notices posted thru Advantage HOA & Accounting/ Shelley
 - ~ Budget Changes / ALL
- VIII. New Business :**
 - ~ Bark Beetle Reduction Cost Share Program - Homeowner
 - ~ Arrearages and Dues Status / Steven
 - ~ Update On Website and Email Renewals /Shelley
 - ~ Bill: HB2103 Could prohibit assessment increase above 10% /Bruce
 - ~ Special Assessment Guidelines & Process + Amount to Assess/ ALL
 - ~ New Violations (if any) / Shelley
 - ~ New Gmail Account / Bruce & Shelley
- IX. Treasurer’s Report – Steven**
- X. Architectural Committee Report – Jeff**
- XI. Open Forum:**
 - ~Homeowners are required to identify themselves by name and lot Number prior to speaking for identification and minute taking
- XII. Adjournment for Special/Executive Session if necessary**
- XIII. Adjournment**