

**Forest Trails Unit One Board Meeting  
Minutes  
May 10, 2025 10:00 AM  
Heber-Overgaard Fire Station**

**Board Members in Attendance**

Shelley Moore, President/Acting Treasurer

Bruce Nester, Director (Via Telephone)

Jeff Kerr, Director (ACC Chair)

Chris Coleman, Secretary

**Call to Order and Welcome**

The meeting was called to order at 10:02 AM. There were no guests in attendance.

**Review & Approval of Minutes from Regular Board Meeting held February 22, 2025**

Motion was made by Bruce Nester and seconded by Jeff Kerr to approve the minutes. The minutes were unanimously approved by the board members.

**Old Business**

- Attorney/Legal Representative – Shelley Moore confirmed that the engagement letter for Mulcahy Law Firm, P.C was signed and submitted. The CC&R's and bi-laws are also on file with the firm.
- Newsletter – As of date there has not been any feedback on the recent newsletter written by Bruce Nester. It was noted that the newsletter was only emailed and no hard copies were sent via US mail. It was suggested by Shelley Moore that a bi-annual newsletter would most likely be sufficient and we all agreed that a quarterly newsletter was not needed at this time. It was also noted that Bruce did a great job relaying information in the newsletter.
- Insurance Renewal – Shelley Moore stated that the liability policy renewal has not yet been received. The policy has a June renewal date so it is expected soon and the Board will be notified upon arrival.
- Street Parking/CCR's/A.R.S. § 33-1818 – The streets in the HOA subdivision are maintained by Navajo County. Current CCR's prohibit street parking by anything bigger than a pickup or automobile. Due to new legislation the ability for CCR's to regulate public roadways may change and would fall solely to the county sheriff's office. Discussion was deferred to be discussed during new business.
- Architectural Committee Approval Form – The request for approval form has been revised (2 AC members to sign/approve) and is available on the HOA website.
- Outdated addresses/incorrect email addresses – Shelley Moore stated that there is still a need to get everyone's addresses and emails up to date. She would like to still mail out letters asking for updated information or have Drew (Advantage HOA & Accounting) send for us. This item will be deferred to after the annual meeting where we may get updated information.

**New Business**

- Arrearages – As of 3/31/25 arrearages were \$3,526.00. Late notices were sent out by Drew (Advantage HOA & Accounting) and an additional \$675.00 was collected bringing the arrearages total to \$2851.00 as of 4/30/25. Prior to the 2025 dues billing, our arrearages had been reduced to \$872.00 from the previous years' sum, totaling \$3,259.00, through our late notices sent. The current arrearage balance, does include the sum previously outstanding.
- Board Vacancy/Appointment of New Member - At this time the Board has received zero letters of interest. Bruce Nester mentioned that he knew of one property owner that may be interested and he will circle back with that person to confirm.
- Website and/or migration to new platform – As previously discussed, the HOA website with GoDaddy and email will need to be migrated to an updated platform/version. Even though a new SSL (Secure Sockets Layer) was purchased and installed the website still shows as an unsecured site. Shelley stated that she will be initiating a call to GoDaddy on this issue. The GoDaddy account is paid through

9/25/25. Numerous suggestions/options were discussed at length. Bruce Nester suggested that we solicit help from the HOA membership. Someone may have experience in this area and would be able to help manage the GoDaddy website and email maintenance. It was suggested to add this request to the notice of annual meeting letter being mailed soon.

- Private Facebook Page just for the HOA – The option of a private Facebook page just for HOA members was discussed. After much discussion we all came to the conclusion that this just doesn't serve our needs and the idea was abandoned.
- Street Parking/CCR's/A.R.S. § 33-1818 – The streets in the HOA subdivision are maintained by Navajo County. Current CCR's prohibit street parking by anything bigger than a pickup or automobile. Due to new legislation the ability for CCR's to regulate public roadways may change and would fall solely to the county sheriff's office. This issue requires a vote by the HOA membership prior to 6/30/25. The current language in the legislation is confusing on quorum and majority voting. It was agreed that the correct information/exact wording needs to be on the ballot, Bruce Nester will confirm information with Shelley Moore. An additional question of electronic voting was raised. Is Drew (Advantage Accounting & HOA) able to handle for us and/or are we allowed to accept electronic voting? Does current state legislation supersede the bi-laws?
- Annual Meeting – To be held at 10:00 on 6/14/25 at the Heber-Overgaard Fire Station Conference Room. Since there will be no potluck this year, Chris Coleman suggested holding a pre-meeting mingle hour from 9:00 to 10:00 with coffee, water and pastries. Chris will get some pricing quotes and email to the Board.

#### **Treasurer's Report**

- Steve Grumkoski resigned from the Board and moved out of state. Shelley Moore reports that as of 4/30/25, there is currently \$17,716.18 in checking and \$22,285.19 in reserve (savings) for a total of \$40,001.37. One property owner has pre-paid \$32.00. Between 3/1/25 and 4/30/25 there were 18 property owners that paid their dues and late fees. It was noted that any property owner in arrears is not eligible to vote in HOA elections.

#### **Architectural Committee Report**

- Jeff Kerr stated that there are no applications at this time.

#### **Open Forum**

- Not applicable with no guests present.

#### **Adjournment for Special/Executive Session (if necessary)**

- Jeff Kerr request to adjourn to an Executive Session

#### **Next Regular HOA Board Meeting**

- 10:00 AM, June 14, 2025, Heber-Overgaard Fire Department conference room.

#### **Adjournment -**

The general meeting adjourned at 11:22 AM and an Executive Session started.