

Forest Trails Unit 1 Homeowners Association Meeting
November 8, 2025
10:00 AM at the Heber-Overgaard Fire Station Conference Room
2061 Lumber Valley Road, Overgaard, AZ 85933

AGENDA

- I. Call to Order – 10:00 AM
- II. Board Introductions, Welcome Guests
- III. Review & Approval of Minutes of Regular Meeting, August 9, 2025
- IV. Review & Approval of Minutes of Special Email Meeting, conducted September 22, 2025
- VII. Old Business:
 - ~ Status of Current Arrearages/Notices to Seriously Delinquent owners/ Shelley
 - ~ Cloud Storage for HOA Documents/ Bruce
 - ~ Follow Up on possible New Email Account / Bruce
 - ~ Utilization of Posting Notices/Violations on Advantage HOA portal under the Board Actions / Shelley
 - ~ Zoom Meetings ~ Recording & Transcribing / Steven
- VIII. New Business :
 - ~ Handling of Violation Notices / Shelley
 - ~ Follow up on Dead Trees – Property Owners & Greenbelt / ALL
 - ~ Review of New HOA Laws pertaining to Liens, Fines, & Foreclosures / Shelley & Bruce
 - ~ Update on Violation Notice Received/Follow up / Shelley
 - ~ Next Meeting Quarterly Meeting Dates / ALL
- 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

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AGENDA FOR SPECIAL/EXECUTIVE SESSION

- I. Status of Current Arrearages/Notices to Seriously
Delinquent owners/ Shelley
- II. Adjournment