

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

Board Members in Attendance

Shelley Moore, President
Louanna Blackburn, Secretary Steven Wiencek, Treasurer
Bruce Nester, Director (via zoom) Jeff Kerr, Director (via Zoom)

Call to Order and Welcome

Shelley Moore called the meeting to order at 2:01 PM. No guests were in attendance.

Review & Approval of Minutes of Regular Meeting, November 8, 2025

Motion was made by Steven Wiencek and seconded by Louanna Blackburn to approve the minutes. The minutes were unanimously approved by the board members.

Review & Approval of Minutes of Budget Meeting, conducted December 23, 2025.

Motion was made by Steven Wiencek and seconded by Louanna Blackburn to approve the minutes. The minutes were unanimously approved by the board members.

Old Business:

- Handling & Update of Dues, Late Notices, & Intent to Lien – Shelley Moore reported that she spoke with Drew and he stated that any notice of intent to lien can be facilitated by him. He is looking into the cost, but will be roughly \$125. Late notices are sent by him with our request. The 2026 dues will start to be delinquent March 1 and we will have an idea of where we stand with unpaid dues. Some are not yet reflected. There are close to 1/3 who have not paid. Progress on arrearages to be discussed later. Shelley Moore recommends we use this service as we are paying for it.
- Follow up on Dead Tree Bid & Removal - Jeff Kerr said Chris Buckley with Action Tree Service is going to start this week. Ice and snow will likely delay this until Monday. Jeff will follow up with him later today. Shelley Moore will go back and mark the trees. She has concerns that the area near her house will be difficult to access and Chris may enter through her property. The check for \$3000 has been delivered (takes about two weeks according to Drew).
- Violation Notices posted thru Advantage HOA & Accounting- Shelley Moore says Drew can do the violation notices and the late notices. The forms Drew sent are very clear cut and meet the statutes. He will post those and other notices and newsletters to the portal for the owner's

uses

- Budget Changes Shelley Moore asked if anyone had questions or concerns. No one had any concerns.

New Business :

- Bark Beetle Reduction Cost Share Program -Bruce Nester said his approval took about 4 months. He has the link for the application that homeowners can use. Bruce recommends taking pictures and sending them in with the application. They work directly with the contractor to pay them 50% and the homeowner pays the additional 50%. He's not sure if there is still funding since there were so many applications. This is for lots that are under 3 acres. He's going to check and see if there is still funding. Shelley Moore will post a link to the website once Bruce verifies funding.
- Arrearages and Dues Status - Steven Wiencek reports that 25 properties are over 90 days late with a balance of \$1800. New bills have gone out and many have gotten paid. We will have a better update in March. The 2026 paid dues are \$2,526 in January (to include some back dues). We will wait on updated info to start with notices from Drew. There are many from last year with past due balances and fees.
- Update on Website and Email Renewals-Shelley Moore reports we had anticipated some costs but when the accounts were set up with GoDaddy, our email was incorporated. The domain, website, and email accounts were set up for 5 year renewals that came in in January. GoDaddy renewed these on autopay in January. This includes over \$600 in charges. This was set up prior to this board and Shelley is hoping we can reverse the fees if we choose to transition to Gmail. She states the website is fairly easy to navigate. Bruce Nester found instructions on moving a GoDaddy email info to a Gmail account.
- Bill: HB2103 could prohibit assessment increase above 10% - Bruce Nester said we just need to keep an eye on it to see if it goes through.
- Special Assessment Guidelines & Process + Amount to Assess- Shelley Moore opens discussion for all. She has not received a reply from Mulcahey yet and will share when she does. She suggests we talk about a dollar amount to recoup the \$10,000. Since cost is less than anticipated, perhaps we could pay half without depleting the operating account or the reserve account. Currently, we have taken the \$3000 deposit from the operating account. It was not a line item in the 2026 budget or allocated for something else. We could take the \$7000 balance from operating or reserve. Last year's budget for the greenbelt was \$500. That was accrued over time. There's also a contingency account of \$1000 for unseen items. We have \$1500 total to utilize if we need to. Shelley Moore suggests if the special assessment was only \$5000, that would be approximately \$28 for each homeowner. \$55 each would cover all \$9500. Bruce Nester suggests we announce the special assessment at the annual meeting to get buy-in from homeowners. Action Tree will still be paid from the

operating or reserve fund. The Special Assessment will just repay the account. Steven Wiencek agrees to get the work done now and have the assessment at the Annual Home owners meeting. He asks Bruce Nester if we are limited on the amount we can assess. Bruce said it is 20%. Bruce Nester asks if we should increase dues 20% over the next few years to cover the special assessment and then reduce it when it is paid. Jeff Kerr said it would be better to just do the special assessment and get it over with. If the attorney tells us we have to do the vote, we will have it at the annual meeting and then bill it immediately.

- New Violations- Shelley Moore has received no new violations. The last one with the barking dog did not have a secondary report. Shelley Moore has noticed reduced barking from that property.
- New Gmail Account- Shelley Moore asks if anyone has questions on the new gmail account. Steven Wiencek and Louanna Blackburn would like to be added. Bruce Nester will add the phone numbers. Bruce Nester has created folders within the drive for organization. Shelley noted that GoDaddy was not organized and it would be better to move them over time into the drive.
- Annual Meeting Date- Shelley Moore recommends moving it to July. Bruce Nester and Steven Wiencek agree. Steven suggests July 11 or 18. Shelley Moore will try to book the Fire Department.

Treasurer's Report

Steven Wiencek reports that there is currently \$15,596.48 in operating and \$22,312.35 in reserve, \$1803 in Accounts Receivable, for a total of \$39,711.83. Shelley Moore says this is not taking into account the money in arrears. Shelley notes we did get our PO Box renewal. We budgeted \$96 and it was \$88.

Architectural Committee Report

Jeff Kerr had one new build in December on Roundabout Way. Shelley Moore said there were two property transfers on Cedar Ridge. One of the lots was in arrears and was money collected. One had a previously run down house that has now been cleaned up and sold.

Open Forum

No questions from the guest.

Adjournment

Shelley Moore adjourned 3:05 PM.