



WHITE MOUNTAIN LAKE COMMUNITY ASSOCIATION

Date: 4/16/26 Meeting Minutes

Location: 1785 Edmonds Circle, Show Low 85901

1. **Call to Order**-*The Meeting was called to order by President Mindy Zapata at 6:03.*
2. **Roll Call & Confirmation of Quorum**- *Roll call occurred with quorum established. Mindy Zapata, Debi Bismarck, and Phyllis Schaeffer were present.*
3. **Pledge of Allegiance**- *Occurred*
4. **Welcome Members & Visitors**-*New attending community members were welcomed to the meeting. The Board introduced themselves and the attendees were invited to introduce themselves.*
5. **Review & Approval of 3/19/26 Minutes**- *March 19, 2026, minutes were reviewed by the Board. Phyllis Schaeffer motioned to approve March 19, 2026, minutes, the motion was seconded by Debi Bismarck. Motion carried.*
After the Board approved the minutes, Teresa Hoopman expressed concern that not every word spoken in the meeting was recorded in the written minutes. Mindy Zapata shared that the minutes are a summary of the actual meeting to highlight and document the discussions, actions taken and follow up steps to occur by the Board. Mindy shared that in addition to the summarized minutes the Association maintains tape recordings of the full meetings in the master file. The Board noted that they appreciated the contribution to expand financial reports which was suggested by Bob Riestler in the 2/19/26 meeting. The Board expressed gratitude for the 2/19/26 discussion which Teresa Hoopman had contributed to.
6. **Public Comment:** *Mindy Zapata invited community residents and members to share any public comments that they have.*
 - **Jennifer Robinson** *provided public comments that included a written letter indicating her resignation from the Events Committee Coordinator. She shared concerns about Board communication, ability to access donations/ funds determining that she would be starting a new volunteer group to support children's events in the community.*
 - **Teresa Hoopman** *provided public comments that included a written letter indicating her resignation as a volunteer in support of the WMLCA events. She expressed concerns regarding meeting minute documentation. She highlighted the association's mission, vision and values and indicated that in her opinion the association was not upholding them. She also indicated she would be providing her volunteerism to a new group being formed to support children's events in the community.*
 - **Jessica Delaney** *provided public comments highlighting her positive history in the association and the numerous contributions she has had as a volunteer, past Board member and past Event Coordinator. She indicated that she was dissatisfied with the manner that donations were being pursued by the association and indicated*

that due to this she would also be forming a new volunteer group to support the children's events in the community.

- **Pat Stevenson** provided public comment. She indicated that she had experienced donors that had approached her to donate to the WMLCA and children's event and had an understanding that the association did not accept cash for donations. She expressed her concerns about the manner with which volunteers and events were being handled by the WMLCA and therefore would no longer be volunteering for the association. She indicated that she would also engage in the new volunteer group being formed to support children's events in the community.
- **Jeff Mize** provided public comment. He indicated that he has been attending the WMLCA for a few years. He referenced his experience in HOA's, non-profits and business where you need to have internal controls in place to operate in a compliant manner.
- **Kara Bismarck** provided public comment. Kara indicated that she had observed improvements that the Board was implementing this year to improve the association for the residents of the community.
- **David Teeter** provided public comment. David shared he had previously been part of an HOA in Maricopa. He shared that the disadvantage of the WMLCA is that there is not a paid Association Manager to enforce the rules, rather the volunteer Board is responsible for enforcement.
- **Robert Riester** provided public comment. Robert shared that he does not attend all association meetings however he did attend enough meetings before the new Board leadership was established this year to know that it has improved. He shared that his observation of the previous Board was that there were no finances being done, no records tracking money and no rules. He highlighted that when there is a leadership transition that the implementation or adherence to rules will feel like control but given time the systems will be established and things will work well.
- **Teresa Hoopman** requested a second public comment opportunity. She was invited to again share her public comments. Teresa acknowledged the work of the new Board to put systems in place but indicated that she personally did not feel valued, respected or acknowledged for her volunteerism by the Board. Teresa was asked by the Board President to focus the public comment providing constructive feedback so that the Board could put forward actionable activities and follow up to address the concerns in the future. Teresa's recommendation was to provide acknowledgement for volunteers that are supporting the association.
- **Mike Gallagher** provided public comment. Mike indicated that he has been attending association meetings for the last five years. Mike shared that the meetings were a mess during that previous time period. He noted that through those five years there were always vacant seats on the Board, but two current Board members remained in constant support of the association.

Mindy Zapata, President thanked the attendees for their public comments and constructive feedback. She indicated that the association is committed to taking actionable activities and follow-up related to each of the public comments provided this evening. The actionable activities and follow-up will become part of the WMLCA agenda at the 5/21/26 Meeting.

7. **Discussion and possible action:**

- **Vacant Position & Nominees:** *Mindy Zapata highlighted Article IV-Section 3 of the WMLCA Bylaws which indicate how vacant seats on the Board can be filled by Board appointment. She shared that there are two individuals interested in becoming part of the WMLCA. The first is Mike Gallagher-WMLCA Treasurer. Mike was invited to share a little about himself, his background and his desire to become part of the Board.*

Action: *Mindy called for a motion to accept the appointment of Mike Gallagher as WMLCA Treasurer. Debi Bismarck motioned to approve the appointment of Mike Gallagher as WMLCA Treasurer; the motion was seconded by Phyllis Schaeffer. Motion carried.*

The second individual is Dolores Solomon-WMLCA Secretary. Dolores was invited to was invited to share a little about herself, her background and her desire to become part of the Board.

Action: *Mindy called for a motion to accept the appointment of Dolores Solomon as WMLCA Secretary. Debi Bismarck motioned to approve the appointment of Dolores Solomon as WMLCA Secretary; the motion was seconded by Phyllis Schaeffer. Motion carried.*

Mindy congratulated these two new appointees and shared that they would take their official oath at the May 21, 2026, Meeting.

8. **Discussion and possible action Financial Report/ Financial Actions**

- **March Financial Report:** *Mindy Zapata presented the budget report from Quick Books that reflected the expenses and revenue as well as the balance sheet as requested at the March 19, 2026, Meeting for the period March 1-March 31st.*

Action: *Phyllis Schaeffer motioned to approve the March 2026 Budget Report; the motion was seconded by Debi Bismarck. Motion carried.*

- **Proposed/ Pending Purchases:** *The following proposed purchases were discussed for consideration and approval.*
 - Post Office Supplies-up to \$50
 - Air Conditioner-\$800

Action: *Phyllis Schaeffer motioned to approve the proposed April purchases, the motion was seconded by Debi Bismarck. Motion carried.*

Debi Bismarck highlighted a future agenda topic to have the floors evaluated before installation of newly donated flooring. It was agreed that this would be included for discussion and consideration at the next meeting in May.

- **United Food Bank Contract Update:** *Great news was shared about the WMLCA Food Pantry contract with the United Food Bank. Mindy thanked and recognized Phyllis, Debi and Laura for their volunteer time and leadership in keeping the weekly WMLCA Food Pantry operational for the residents of the WML community.*
- **Arizona Revenue Form 833-Application for Bingo:** *An opportunity was presented for further exploration related to the WMLCA engaging in an application process for a future ability to host Bingo events at the WMLC center. Members shared past and current successful bingo events in the area as well as those experiences in other HOA's in Arizona. A suggestion further Board follow-up was put forward regarding*

exploring all related costs with the 833 Application. This follow-up item will occur, and additional information will be provided at the next meeting.

WMLCA Dashboard:

- **Memberships & Renewals=3, Post Office Rentals=212 Capacity=184**
There were a total of 3 new Memberships & Renewals in March. An update was provided regarding the rentals of the Post Office: Post Office Rentals=214 Capacity=181; members were encouraged to share with the community the opportunity to rent a post office box.

- 9. Discussion and possible action-WMLRD Locked Bulletin Board for Agenda & Minutes:**
Pat Stevensen, Secretary from the WMLRD Board presented a request to install a locked bulletin board at the WMLC for the purpose of posting minutes and agendas.
Action: *Debi Bismarck motioned to approve the installation of the locked bulletin board at the WMLC; the motion was seconded by Phyllis Schaeffer. Motion carried.*
Pat Stevenson commented after the motion that she was aware of the upcoming painting day at the center in May and would be okay to have the installation occur after the WMLC was painted.

10. Announcements: WMLCA Planned Community Events

- **Community Clean Up Event, April 18th, 8-2 or until dumpsters are filled-**
Volunteers were thanked for agreeing to participate in this event-Jennifer and Rob Robinson, Mike Miller, David Teeter, Debi Bismark, Bob and Nick Riester. It was mentioned that the association will accept voluntary cash donations for those interested in contributing as they drive through to throw away trash during the clean up event.
- **Inviting Volunteers-Community Center Painting & Maintenance Day 7-2 May 30th:** *Members interested in helping to paint the WML Community Center are invited to join the fun! The building will have new doors installed that day and an AC unit.*
- **Save the Date-1st Annual White Mountain Lake Community Day Saturday 6/13/26, 1-3:** *Members were provided with flyers for the event and Pop-Up Market. Inviting volunteers to join us to spread the information and/or to plan/volunteer at the event-Thank you! There will be a planning Meeting for the event on Thursday 4/30/26 at 4:00-5:00 at the WMLC.*

- 11. Adjournment:** *Mindy Zapata asked for a motion to adjourn the meeting. Action: Debi Bismarck motioned to adjourn the meeting the motion was seconded by Phyllis Schaeffer. Motion carried. The Meeting was adjourned at 7:19 PM*