



## WHITE MOUNTAIN LAKE COMMUNITY ASSOCIATION

### NOTICE OF MONTHLY MEETING MINUTES

Date: 2/19/26

Location: 1785 Edmonds Circle, Show Low 85901

### Agenda

1. **Call to Order**-The meeting was called to order at 6:03 by President, Mindy Zapata.
2. **Roll Call & Confirmation of Quorum**-Roll call occurred. Mindy Zapata, Debi Bismarck, and Phyllis Schaeffer were present. Unexcused absence-Vicki Russell.
3. **Pledge of Allegiance**-Occurred
4. **Welcome Members & Visitors**-New members and community members were welcomed, with participants introducing themselves and their roles (e.g., event coordinators, board members, local business owners.) Members were thanked and encouraged to engage other members of the community to come to future meetings. Mindy Zapata shared that 7 new members joined the WMLCA in January 2026.
5. **Approval of 1/15/26 Minutes**-January 15, 2026, minutes were reviewed. Phyllis Schaeffer motioned to approve January 15, 2026, minutes, the motion was seconded by Debi Bismarck. Motion carried.
6. **Public Comment:**
  - The Easter Event was announced to the public sharing that it will occur at 1 at the property adjacent to the lake for children 0-12 years of age.
  - The plans for the 1<sup>st</sup> Annual White Mountain Lake Day occurred. It was clarified that it is for the entire community with efforts to collaborate with a number of community associations to bring the entire community together. Clarification was provided that it is scheduled to be at the Post Office-Edmonds Circle versus the lake to due to high season at the lake. The event will be held on 6/13/26 from 12-3. Volunteers are invited and welcomed as the event plans to occur Spring 2026.
  - Review of the WML Community Center Library hours, system for book check out and donation was discussed. Suggestions from the public to encourage more book donations.
  - Discussion occurred with public suggestion for building preventative maintenance activities suggested for Spring 2026-signage, door replacement, light bulb replacement and a community painting day and general repair day in April-May were discussed.  
Members were thanked for their suggestions and recommendations.
7. **Discussion and possible action**
  - **Vacant Secretary Position Nominees:** Members were invited to express interest in the vacant Executive Position- Secretary. No members present were interested in running for the vacant position. Mindy Zapata invited members to share with the larger community the opportunity to serve as a member of the Executive team as secretary. This position vacancy will be reviewed at the March 2026 meeting.

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

- **January Financial Report:** *Mindy Zapata presented the budget report from Quick Books that reflected the expenses and revenue for the period January 1-January 31<sup>st</sup>. **Action:** Debi Bismarck motioned to approve the January 2026 Budget Report; the motion was seconded by Phyllis Schaeffer. Motion carried.*
- **Proposed/ Pending Purchases:**
  - Post Office Supplies-up to \$50
  - Food Pantry Supplies-up to \$30-Dry Erase Markers-Thermometers
  - WMLCA Printing Supplies-up to \$50- Ink & Paper***Action:** Phyllis Schaeffer motioned to approve the proposed February purchases, the motion was seconded by Debi Bismarck. Motion carried.*
- **United Food Bank Contract Submission:** *An update was provided informing the membership that the renewal contract and \$10,000 grant for a greenhouse-garden had been submitted.*

## 9. Discussion and possible action WMLCA Bylaws and Policy and Procedures

- **Membership Electronic Vote Tally 1/17/26-2/18/26:** *Mindy Zapata shared that 24 electronic responses were received via in favor of updated bylaws and policies. some feedback regarding minor corrections (spelling, grammar, clarity were integrated). Mindy Zapata recorded by voice vote the members present which were cast by an additional 8 members for a total of 32 that voted Yea for the Bylaw Revisions and 12 Abstentions. **Action Item:** By a majority of current membership, the WMLCA Bylaws and Policy and Procedures were updated. (See electronic vote and in-person vote tally) The WMLCA extended sincere gratitude to Robert Riester for his leadership and contributions to the modernization and development of the updated Bylaws and Policy and Procedures.*

## 10. Announcements

- **Live WMLCA Website Update & Preview:** *Members were shown a demonstration of the community website ([wmlca.net](http://wmlca.net)), via Association TV. The website now includes minutes, bylaws, policies, and event photos.*
- **CC&R's-** *A discussion regarding the multiple WM CC&Rs occurred. It was determined that the WMLCA does not have jurisdiction over property compliance but can be a source of information to provide the community with resources to Navajo County codes.*
- **WMLCA Planned Community Events 2026**
  - Easter Event Saturday April 4, 2026, 1:00 for WML children 0-12 and their families
  - Save the Date-1<sup>st</sup> Annual White Mountain Lake Day Saturday 6/13/26 12-3
  - Spring Teen Night TBA
  - May Community Clean Up Event TBA

- **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 7:40 PM*

