



WHITE MOUNTAIN LAKE COMMUNITY ASSOCIATION

MONTHLY MEETING

Date: 11/20/25

Location: 1785 Edmonds Circle, Show Low 85901

Notice Issued: 11/17/25

MINUTES

1. Call to Order at 6:31
2. Roll Call & Confirmation of Quorum occurred
3. Meeting began with the Pledge of Allegiance
4. Approval of 10/21/25 Minutes
 - Executive team was asked to review the minutes from October 21st.
 - *Debbie Bismark made a motion and Phyllis Schaeffer 2nd the motion to accept the minutes as presented. Motion carried*
5. Financial Report/ Financial Actions
 - November Financial Report was presented by Vicki Russell Treasurer
 - Treasurer presented updated financials from the new WMLCA Quick Books software which is improving transparency and recordkeeping.
 - Treasurer presented a summary of income and expenditures for the year including memberships, reimbursements, insurance, software, legal and utilities.
 - Discussion about need for a formal, published budget, recognized as a goal from recent audits.
 - Proposal to form a Budget Planning Committee in December to develop the 2026 budget, inviting interested community members to participate.
 - Community Members volunteering: Bob Riester and Jennifer Robison,
 - WMLCA Executive members volunteering: Vicki Russell, Debbie Bismark, and Mindy Zapata
 - Discussed Proposed/ Pending Purchases:
 - Roof patch purchase-It was determined that due to weather conditions this purchase would be considered again in the spring.

Debbie Bismark made a motion to approve the recommended pending purchases and Phyllis Schaeffer 2nd the motion to approve the purchases.

 - *Additional lights for security*
 - *Post Office Supplies*
 - *Additional cell phone*
 - An update was provided: there are Pending Bids processes occurring for the following items:
 - Facility doors
 - Metal roof



- Post office signage
 - Refrigerator and possible electrical modifications
6. An overview regarding WMLCA Bylaws and Policy and Procedures progress was provided:
- Board Review will occur with Robert Riester the Bylaw/ Policy Procedure Ad Hoc Advisor on Saturday, November 29th 10:00 am-11:00am. The community is welcome to attend.
 - Membership Notice Period December 11, 2025-January 11, 2026
 - Membership Q& A: Regular Meeting January 20, 2026, 6:30 pm
 - Vote for Adoption of By-Laws/ Policy & Procedures: Regular Meeting February 17, 2026, 6:30 pm
7. Events Coordinator and Winter Plan Updates- by Jennifer Robinson
- Christmas Breakfast with Santa (December 13, Birdie's Ranch).
 - Registration process, volunteer and donation need highlighted
 - Plans for Mr. & Mrs. Claus, elves, and the Grinch.
 - Finalize event flyer and distribute via social media/postings
 - Recognition of support from local businesses (Walmart, Dollar General, Juniper Ranch)
8. Public Comment
- Review of recent Trunk or Treat event: Attendance was lower than previous years. Discussion and brainstorming about how to improve the event for 2026 (event timing, conflicting community events, marketing)
 - A suggestion to improve branding, signage and communication by improving the WMLCA logo. Discussed upcoming 2026 work on a website.
 - Ideas for a membership drive in the Spring 2026 by hosting a community-wide event (e.g., chili cook-offs, spaghetti nights, joint events with lake board) Possibly calling it White Mountain Days-invite food trucks, cornhole tournament.
 - Appreciation expressed for the board members' dedication and efforts.
9. Announcements
- Reminder about the Food Pantry hours
 - Reminder about the Breakfast with Santa Event
 - Reminder about the Bylaw & Policy and Procedures Study Session
10. Adjournment:
- Executive team was asked for a motion to adjourn the meeting.
 - *Vicki Russell made a motion to adjourn the meeting and Phyllis Schaeffer 2nd the motion to adjourn the meeting. Motion carried. Meeting adjourned at 7:35*