



WHITE MOUNTAIN LAKE COMMUNITY ASSOCIATION

Date: 6/18/26 Meeting Minutes

1. **Call to Order**-The Meeting was called to order by President Mindy Zapata at 6:00.
2. **Roll Call & Confirmation of Quorum**- Roll call occurred with quorum established. Mindy Zapata, Debi Bismarck, Mike Gallagher, Dolores Solomon and Phyllis Schaeffer were present.
3. **Pledge of Allegiance**- Occurred
4. **Welcome Members & Visitors**-New attending community members were welcomed to the meeting. Meeting attendees were encouraged to take magazines that were recently donated to the Share Library by Safeway.
5. **Review & Approval of 5/21/26 Minutes:** The May 21, 2026 minutes were reviewed by the Board. **Action:** Mindy Zapata called for a motion to approve May 21, 2026, minutes. Phyllis Schaeffer motioned to approve May 21, 2026, minutes, the motion was seconded by Debi Bismarck. Motion carried unanimously.
6. **Public Comment:**
Bob Riester shared several community resources & community information including:
 - APS Energy Support program which could for those eligible save between 25%-60% on monthly energy bills. For more information call 844-309-5655.
 - Clean up days in Concho June 27, 2026
 - June is Men's Mental Health Month-for support or assistance with a mental health crisis-call 988-Lifeline available 24 hours a day-7 days a week or call NAMI's helpline at 1800-950-6264.
 - Barclays in Pinetop is hosting Bingo on Mondays May 18th-September 21st and on Thursdays May 21st-September 23rd.
 - Other interesting facts shared included: Wikipedia's status as a non-profit, a WML Lake map detailing all the coves and their names and information about a building acquisition that is occurring in a neighboring community in St. John's.
7. **1st Annual White Mountain Lake Day**-Feedback was provided by those present regarding the 1st Annual White Mountain Lake Day. Suggestions included expanding the marketing for next year's event to include other communities in the White Mountains, possibly radio and newspaper marketing. There were suggestions to add more signage on Bourdon Ranch at the entrance of WML from the 77 for a longer period of time. Other suggestions included that the signage be more graphically eye catching. There was a suggestion to create a data base of those who attend so that they can be kept apprised of WML events and invited later to become members of the Association. David Teeter shared that he heard the WML Day announced on the radio on 106.7 on Saturday 6/13/26. Members were thanked for their ideas, feedback, and suggestions.
8. **Discussion and possible action Financial Report/ Financial Actions**
 - **May Financial Report:** The Profit and Loss information was shared by Mike Gallagher, Treasurer and Mindy Zapata, President which highlighted that the month of May ended with a positive balance of \$979.64. The Balance Sheet Detail was also presented that provides details of all WMLCA transactions for the month of May. The WMLCA began the month of April with \$23,305.09 in the bank. With



expenditures and revenue the WMLCA ended the month with \$25,183.44 in the bank. **Action:** Mindy asked for a motion for approve the May Financial Report. Dolores Solomon motioned to approve the May 2026 Budget Report; the motion was seconded by Debi Bismarck. Motion carried unanimously.

Proposed/ Pending Purchases: The following proposed purchases were discussed for consideration and approval. There was an explanation provided regarding the non-functional cameras and that a new wireless camera would be tested in the coming weekend. There was additional explanation that cameras are a requirement of the United States Post Office contract **Action:** Mindy called for a motion to approve the proposed June purchases. Dolores Solomon motioned to approve the proposed June purchases, the motion was seconded by Mike Gallagher. Motion carried.

- Post Office Supplies-up to \$50
- Post Office Camera system-up to \$350
- Volunteer Recognition Event \$250

WMLCA Dashboard:

Memberships & Renewals=10, Post Office Rentals=187 Capacity=209
Donated Goods May= Community Day-\$500, WML \$1000

9. **Post Office Systems Update & Next Steps-** Post office deliveries were discussed highlighting the after-hour deliveries that have occurred from Amazon and Federal Express. Communication to prevent this from happening has occurred. A discussion about how some residents that do not have PO Boxes use the Post Office address for deliveries so the Post Office team are proactively attempting to explain that these deliveries cannot occur. A suggestion was offered to have the Association explore acquiring an Amazon Lock Box to allow and prevent loss or theft of packages. The Association will explore this option and report back on the results at the July meeting.
10. **Discussion and possible action: Donation of Toys & Easter Materials-**A letter from the White Mountain Lake Community Baptist Church was presented at the start of the meeting by Jennifer Robinson. Upon review of the letter, it was identified that the letter did not meet the requested capacity for WMLCA to donate toys and Easter materials from the WMLCA, a 501C3 to another 501C3 organization. At the May 21st meeting the requested letter needs to include the following: That the White Mountain Lake Community Baptist Church is a 501C3 organization whose mission and services are aligned with the WMLCA. This ensures that WMLCA transfer (donation) of the toys and Easter materials maintain the original charitable intent of the donation which ensures both organizations comply with federal charitable use requirements protecting both organizations.

The letter presented itemized additional operational equipment and materials that WMLCA is not donating. Mindy Zapata, President did indicate that as one community all focused on the betterment of the community and its residents, events will likely be coordinated and should an event need equipment owned by the WMLCA that a request would certainly be considered and supported. She highlighted an upcoming example of such a request where the Lake Manager, Mike Osborn, requested tables for a 4th of July BBQ and that the WMLCA



will be sharing tables for the event at the Lake so that community may fully enjoy the planned events scheduled at the Lake on the 4th of July. Mindy went on to highlight the hope that some community events in the future, like WML Community Day, will be jointly sponsored or planned therefore creating the capacity to efficiently share equipment.

*Members present asked to also have copies of the letter for their review. The copies were provided. There were concerns raised about the donation by Debbie Riester as defined in the presented letter. Members present at the meeting and the WMLCA Board identified that they would want more information before the WMLCA Board acted and voted to donate toys or Easter materials as describe in the letter presented. Mindy Zapata, President suggested that this discussion and possible action be tabled for the July meeting to allow the information to be gathered and for the letter to be redone. **Action:** Mindy called for a motion to table the action regarding the donation of toys and Easter materials and move it forward as an agenda item on the July 16, 2026, WMLCA Meeting Agenda. Debi Bismarck motioned to table the action on the donation of toys and Easter materials to the July 16, 2026, Agenda. the motion was seconded by Mike Gallagher. Motion carried unanimously.*

Mindy Zapata, President indicated that she would reach out to the White Mountain Lake Community Baptist Church regarding the necessary correction in the letter seeking to have the updates for the July 16, 2026, so that the WMLCA Board could review the updated letter and consider the action for possible donations to White Mountain Lake Community Baptist Church, the VFW and a domestic violence shelter for the donation of toys and Easter Materials.

11. Announcements: WMLCA Planned Community Events: *The following community events where highlighted for member communication.*

- **Teen Night-7/11/26-Summer BBQ-***Debi Bismarck shared details about the upcoming Teen Night encouraging others to share about the upcoming event.*
- **Volunteers watch for your Volunteer Recognition Event Invitations 7/11/26!**
Thank you for your contributions to the WMLCA! -2025-2026 Volunteers *that were present received their invitations for the 7/11/26 Volunteer Event.*
- **Stay tuned for Future BINGO coming to WMLCA!**

12. Adjournment: *Mindy Zapata asked for a motion to adjourn the meeting. Mike Gallagher motioned to adjourn the meeting the motion was seconded by Phyllis Schaeffer. Motion carried. The Meeting was adjourned at 7:13 PM.*