

ARNOLD LILAC PARK HOMEOWNERS' ASSOCIATION

Board of Directors May 7, 2022 Minutes- APPROVED

The Meeting was called to order at 10:03 AM via Zoom.

Board members present: Bruce Manildi, Debby Beck, Marjorie Dorton, Shelly Fontes and Kathy Powell.

Absent was: Mike Willemsen, Jeff Lindevald, Bob Powell, and Dorothy Hilts.

Homeowners include: Darwin & Mary Boblet, Joanie Bennett, Bonnie Doiel, Tim & Tina Jones, Melissa Huntsman, Carolyn Regalia, Anna Ferrera, Debbie Sohm, Jamie Pickens, and Helen Karaholios.

BOD Guest: Megan Osincup

A quorum was established.

Consent Calendar:

The minutes from the previous meeting (April 2, 2022) were read. Bruce moved, Shelly 2nd to approve the minutes with changes. APPROVED via roll call. Minutes will be updated on the website.

Shelly moved, Bruce 2nd to approve the April financials. APPROVED via roll call.

Correspondence:

1. Election Results:

Measure 1: Board Recall- 66 no votes, 37 yes votes. Measure FAILED.

Measure 2: MOOT, Board recall failed.

Measure 3: Dissolution of Association – 77 no votes, 24 yes votes. Measure FAILED.

2. Records requests received.

President's Report:

1. Homeowners with renters need to have garbage access for them. Garbage has been left at the bus stop multiple times.

2. February minutes reflect Treasurer report with bank balances switched around. Bruce moved, Shelly 2nd to approve changes to February bank balances. APPROVED via roll call.

3. April 12, 2022 Bond was purchased through Farmers Insurance in the amount of \$50,000 for \$436.54.

4. Minute reflections:

a. Everything the Board has implemented or acted upon has been done with legal counsel approval/recommendations.

b. Special Election was Board recall that was demanded by signed petitions and done through legal counsel.

c. Kathy Powell has not been paid as a bookkeeper since September 2021 per attorney recommendations, continuing to do the bookkeeping for free.

d. Debby has the checkbook and has been paying HOA bills since January 2022.

e. Outside accountant is preparing the HOA's 2021 taxes and when budget allows, we will outsource accounting as well.

f. Bob Powell stepped down from Pool manager position at the February 5, 2022 meeting and has not been paid as a pool manager since September 2021 per attorney recommendation.

Treasurer's Report:

1. Checking account balance: \$26,823.14, Savings account balance: \$ 27,974.22

2. 35 owe 2022 Dues, 5 owe 2021-2022, one lien and one lot owes partial 2022 dues, for a TOTAL of 42.

3. 2022 Pool Permit was paid at \$390.00.

Pool Manager's Report:

Report given by Kathy as we have no pool manager at this time.

1. Season preparation is under way.
2. Debby moved, Marjorie 2nd to appoint Mark Nelson as the pool operator this year. APPROVED via roll call.
3. Pool Contractor Jeff Canderle finished fitting the anti- entrapment drain cover and is working with Product Safety Compliance as another compliance complaint was made.
4. Pool hours to be 12-5 for the 2022 season.
5. Alyssa Powell- this year's pool attendant with Stephanie Stanfill. TABLED.
6. Board will volunteer to monitor the pool when no attendant is available so we can stay open.

Other Committee Reports:

Social Committee: Debby and Marjorie have volunteered to take Kathy and Karen's place. TABLED

ARC Committee: None

Collections Committee: 1 lien owing

Other Reports: None

Old Business:

1. Management Company Quotes – TABLED
2. Need new 2023 Budget by August 2022 Meeting per CC&R's.
3. ALPHA Newsletter – TABLED
4. Website Rebuild- Nothing new to report.

New Business:

1. Bruce moved, Marjorie 2nd to hire Pro EI Solutions as our inspector of elections for the 2022 annual elections. Price quote \$1,777. Process to start May 20, 2022. APPROVED via roll call.
2. Charge for records requests. TABLED.
3. Opt out options for upcoming elections, consensus is to have HOA mail information to opted out members.
4. Reserve funding plan went out in the November Pro Forma Budget and Annual Statements Packet.
Need to Approve at the next meeting.
5. Rules of Conduct for Open Meetings – TABLED.

Open Forum:

Tina Jones, Mary Boblet, Shelly Fontes, Bonnie Doiel

Next Meeting will be on Saturday, June 4, 2022 at 1:00PM at the pool and via Zoom.

Meeting adjourned at 11:03 AM

Respectfully Submitted:

Debby Beck