

ARNOLD LILAC PARK HOMEOWNERS ASSOCIATION-ANNUAL MEETING OF THE HOMEOWNERS
SATURDAY, SEPTEMBER 3, 2022 @ 2:00 pm
Via Zoom and at the pool

Agenda:

1. Call to order
2. Inspector of Elections –
 - a. Establish a quorum
 - b. Ballot count
 - c. Introduction of new Board directors
3. Approval of Annual Meeting Minutes September 4, 2021
4. Reserve Funding Plan Letter- Manildi
5. Treasurer's Report - Fontes
6. Pool Manager's Report - Nelson
7. Open Forum
8. **Set Date and Location for Next Meeting (October 1, 2022 @ 10am)**

Annual Homeowner's Meeting
Arnold Lilac Park Homeowner's Association
9/4/21 2PM at the Pool and via Zoom

The meeting was called to order at 2:07 P. M. at the pool by Mike Willemsen.

Board Members present: Kathy Powell, Bob Powell, Karen Nelson, Mark Nelson, Bruce Manildi, Mike Willemsen, and Jeff Lindevald.

A quorum was established.

Guests: Sixty-four homeowners representing 29 lots signed into the event sheet. Members also participated via Zoom.

Board members and guests introduced themselves.

Open Forum:

1. Homeowner stated that elections are supposed to be held annually; three seats on the Board are supposed to be elected annually.
 - A. Why buy a \$400 printer?
 - B. Homeowner wants to re-instate the Facebook LPHOA page
 - C. Homeowner wants a mailing sent to all HOA members, says electronic mail is not sufficient.
 - D. Homeowner wants to form a committee to bring Board into compliance.
2. Homeowner agrees with previous comments, but volunteers are scarce.
3. Homeowner supports Board; there are no improprieties.
4. Homeowner wants ability to make electronic payments.

The minutes from the previous meeting (8/14/21) were read. Bruce moved Mike 2nd, to approve the minutes with the correction that Lot #104 was taken off the market.

APPROVED

Correspondence: None

President's Report:

1. Pool questionnaire- table for now awaiting further study.
2. Lot #196 was sold; Lot #104 was taken off the market.
3. Lot #110, #163, and #69 are still pending.

Treasurer's Report:

1. Checking account balance: \$8181.00
2. Savings account balance: 27,951.00
3. Expecting to spend \$5000 in unpaid bills
4. Open Invoices: 16 lots still owe money: two liens will be filed shortly, 13 owe 2021 dues and late fees, one owes late fees only.
5. Annual dues will be increased to \$240/ year, unimproved lots reduced to \$180/ year. Per our CC&R's, unimproved lots cannot exceed 75% of improved lot dues.
6. 2022 budget was presented.
7. Reserve study scheduled for October.

Pool Manager's Report:

1. General Status: pool has a leak whose source has yet to be determined. This will be the focus of draining the pool this season.
2. Pool will be closed for season as of September 7, 2021.
3. No hard data on pool use due to website crash; pool had lots of use.
4. Fence was painted, sitting area was painted, and lot was cleaned,
5. Homeowner requested to be informed of the scope of work involved regarding the leak.
6. Homeowner asked if there is a way to increase the pool temperature; yes, via additional solar panels.

Committee Reports:

Social Committee: Low turnout for Hot August Wine night.

ARC Committee: Reminder to check in with Board when building.

Collections Committee: Two liens to be re-filed due to error

Other: None

Old Business:

1. Wall repair: Still pending; Dennis Dorton volunteered to help, Bonnie Doyle has wood and beams
2. Roof weeper holes: Mr. Ryan will make the repair.
3. Call for candidates still open: Tina Jones volunteered.
4. Working on updating pro-forma budget.
5. New website being created by Bruce and Kelly, still working on it.

New Business:

1. Debby Beck - appoint to open seat TABLED

2. Potential committee to investigate the availability of public funds, grants, to clear violations of PRC4291 (Defensible Space Law) from improved and unimproved lots. Need to be compliant with 10' clearance around propane tanks down to dirt, no more than 3 inches of duff, need to clear limbs and dead trees.

Next meeting scheduled 10/02/21 at 10 A. M., place to be determined.

Meeting adjourned 3:21 P. M,

Respectfully Submitted,
Jeff Lindevald

ALPHA 2023 Pro-Form Operating Budget (5300)

January 01, 2023 – December 31, 2023

BUDGET

INCOME		
Lot Fees	56,160	WITH 20% INCREASE
Short-Term CD	32	Unimproved=216.00
Snack Bar	200	Improved-288.00
Transfer Fees	Unpredictable	
Late Fees	Unpredictable	
TOTAL INCOME:	\$56,392	
EXPENSES		
Accounting/ Banking Fees	4,000	
Legal Fees	6,000	
Election Costs	2,000	
Reserve Study	0 – in house until 2024	
Liability / Bond Insurance	5,000	
Licenses, Fees and Permits	425	
Lien Filing Fees	450	
Meetings & Events	500	
Office Supplies	500	
Pool Manager Salary	4,200	
Payroll Subscription	200	
Payroll Tax Emp. / Wages	12,000	
Workers Comp Ins.	1,500	
Postage/ Printings	450	
Pool Repairs & Maintenance	5,000	
Pool Supplies/ Snack bar	300	
Property Tax	450	
Telephone/ Internet	1,000	
CCWD/ Water	1,700	
Lot Cleanup/ common areas	2,000	
PG&E	3,000	
TOTAL:	\$50,675	
Reserve Fund Contribution	31,857 Per 2021 Reserve Study	
TOTAL EXPENSE:	\$82,532	
Income minus Expenses	(26,140)	
Checking account balance on December 31 will be added to the reserve account.		