

# ARNOLD LILAC PARK HOMEOWNERS' ASSOCIATION

Board of Directors August 13, 2022 Minutes- DRAFT

The Meeting was called to order at 10:02 AM via Zoom and at the pool

**Board members present:** Bruce Manildi, Debby Beck, Shelly Fontes, Kathy Powell, Dorothy Hilts, Jeff Lindevald and Mark Nelson. Absent was: Mike Willemsen

**Homeowners include:** Melissa Huntsman, Joanie Bennett, Mary Boblet, Tim and Tina Jones, Bonnie Doiel, Caroline Manildi, Grace McGuire, Rich & Debbie Sohm, Bob Powell, Kimberly Philips, Bruce Henry, Sharon Leach, Sue and Dave Lynch, Mike Smith, Sue ?.

A quorum was established.

## **Consent Calendar:**

The minutes from the previous meeting (July 9, 2022) were read. Bruce moved, Mark 2<sup>nd</sup> to approve the minutes with changes to include President's Report #4 add "daily" business, and member letter regarding funding the reserves "will be" sent. **APPROVED.** Minutes will be updated on the website.

The Executive Meeting July 9, 2022- Send New/ 2nd Hearing Notice.

The Executive Meeting August 5, 2022- Hearing Findings & Engage in Litigation.

Shelly moved, Debby 2<sup>nd</sup> to approve the July financials. **APPROVED.**

## **Correspondence:**

1. Multiple IDR's have been requested. Board is working with homeowner to schedule meeting dates.
2. Received about 2 dozen emails and letters complaining about a homeowner.
3. Three properties have sold this past month.

## **President's Report:**

1. We have 13 candidates and 9 seats for this years elections. Top 3 voted counts will be installed for 3 years, next 3 highest votes will be installed for 2 years, and lowest 3 counts will be installed for 1 year to stager future elections.
2. Davis Stirling allows some interaction with homeowners during open forum. Read at meeting.
3. Received resignation from BOD Marjorie Dorton on July 17, 2022 due to house pending sale.
4. State Attorney General's Office has received a response from HOA's liability insurance attorney. Awaiting AG's response.

## **Treasurer's Report:**

1. Checking account balance: \$16,215. Savings account balance: \$ 27,978.97
2. 14 owe 2022 Dues, 5 owe 2021-2022, one lien and one lot owes partial 2022 dues, for a TOTAL of 21 owing \$6,456.87.
3. 2021 Taxes filed in July, after being on extension, by Debbie Morris Accounting.

## **Pool Manager's Report:**

1. Passed Environmental Health Department inspection. Clean and healthy, chemicals balanced well. "We have the cleanest and nicest pool in Calaveras County", per the pool inspector.
2. Heating system would cost upwards of \$30,000 for 2 propane heaters, permits, and dwelling to house the heaters Per Pool Contractor.

3. The pool has received 366 visits from 76 lots for a total of 1101 bathers.

**Other Committee Reports:**

Social Committee: Annual Homeowners Meeting scheduled for September 3, 2022. Potluck TBD. Will send a flyer denoting details.

ARC Committee: None, some work is being done, no approval has been submitted to the ARC Committee.

Collections Committee: 1 lien owing

Other Reports: None

**Old Business:**

1. Volunteer waiver will be used in lieu of paying for workman's comp. coverage for all volunteers at this time due to budget constraints.

2. Reserve Funding Plan letter was discussed after a motion from Bruce, 2<sup>nd</sup> by Mark and approved by all present to send to the members. **APPROVED.** Those who have consented to receive emails will be emailed the letter. All others will receive the letter via USPS.

**New Business:**

1. Reserve Funding Plan. A motion was made by Shelly, 2<sup>nd</sup> by Debby to approve the proposed plan pursuant to Civil Code 5570. After a discussion, Kathy abstained; all other BOD present voted yes. **APPROVED.**
2. 2023 budget proposal was presented. A motion was made by Bruce, 2<sup>nd</sup> by Shelly. A discussion pursued which resulted in an Abstention from Jeff and approved by the other BOD present to accept 2023 budget as proposed WITH a **20% increase** to the homeowners dues. **APPROVED. Announcement of increase will be on the Disclosure statements to be mailed no later than Dec. 1<sup>st</sup> 2022.**

**Open Forum:**

Tina Jones, Mary Boblet and Bob Powell.

Annual Homeowners Meeting will be on Saturday, September 3, 2022 at 2:00PM at the pool and via Zoom for 2022 Elections. Inspector of Elections to Zoom in.

Meeting adjourned at 11:04 AM on a MOTION from Debby, 2<sup>nd</sup> by Shelly.

Respectfully Submitted:

Debby Beck