

Arnold Lilac Park Homeowners Association
Board of Directors Meeting
July 9, 2022

The meeting was called to order at 1:00 P. M. at the pool

Board members present: Kathy Powell, Jeff Lindevald, Bruce Manildi (via Zoom), Debbie Beck (via Zoom), Dorothy Hilts (via Zoom), Shelly Fontes (via Zoom) Absent were: Mark Nelson, Marjorie Dorton and Mike Willemssen.

Guests: Joanie Bennett, Mary Boblet, Bob Powell, Michelle Osborn, Kimberly Phillips, Melissa Huntsman, Richard Sohm, Bonnie Doiel, Sharon Leach, Tim Jones, Tina Jones, Megan Osincup, Sue Lynch, Darwin Boblet, Christine Grey, Pete Turner , Gary Ryan , and Mike Smith

A quorum was established.

The minutes from the previous meeting (6/4/22) were read. Shelly moved, Bruce 2nd, to approve the minutes with the correction that Jeff Lindevald was in attendance. **APPROVED**

The minutes from the special meeting (6/12/22) were read. Debbie moved, Shelly 2nd to approve the minutes as read. **APPROVED.**

The June financial report was emailed to the Board. Jeff moved, Debbie 2nd, to approve the financials. **APPROVED**

Correspondence:

1. Member letters were sent out; most not in favor of hiring a management company.
2. IDR: Board had a meeting.

President's Report:

1. June 12, 2022, Executive meeting resulted in Board approval to have attorney draft a cease & desist letter; executive meeting scheduled for 7/9/22.
2. Liability insurance does not currently cover volunteers. Workman's Comp will cover at the rate of \$14/hour. Bruce moved, Debbie 2nd to add volunteer hours to workman's comp. policy, 10 hours at \$14/hour. **APPROVED.** Kathy recused herself.
3. Outsource bookkeeping: Ann Sorensen agreed to take them back at a rate of \$75/hour. Bruce moved, Debbie 2nd to outsource bookkeeping. After discussion, motion was tabled to August meeting. **TABLED.**
4. By-laws: Board of Directors has the authority to take care of daily business.
5. Elections: Pre-ballot notifications were sent out. Elections start 8/3/22, quorum needed to seat a new Board.

Treasurer's Report:

1. Checking account balance: \$19,184.28
- 2 Savings account balance: \$27,976.60
3. Open invoices: 15 owe 2022; 5 owe 2022 and previous; 1 owes partial 2022; 1 has been lienied. Total outstanding \$6883.94

Pool Manager's Report (presented by Kathy):

1. Pool manager is at the pool daily to check the chemicals and ensure a clean pool.
2. Emergency pool operator: After discussion, Jeff moved, Debbie 2nd, to enlist Bob Powell as the emergency pool operator, with his approval. **APPROVED,** Kathy recused.
3. A list of names for pool attendant/ volunteer was presented to the Board. Shelly moved, Jeff 2nd, to approve the names submitted. **APPROVED**
4. Heating system estimate for the pool came in at \$10,000. **NO ACTION TAKEN**

Committee Reports:

Social Committee: Melisa Huntsman reported 80 guests and kids attended the July 2nd bar-b-que. Good turnout.

ARC Committee: No report.

Collections Committee: 5 lots owe more than one year's dues; pre-lien letters need to be sent out; item needs to appear on a subsequent Executive Board agenda.

Old Business: None

New Business:

1. Reserve plan letter will be sent to members. Reserve needs minimum 70% funding. \$241,978 to fully fund the reserves, \$169,346.60 to fund to 70%; current balance is \$27,976, \$141,388 underfunded. \$697/lot to fund. Reserves need \$21,450/year to be funded, or \$106/lot/year. Bruce moved Shelly 2nd, to put the reserve study on the ballot including a special assessment and dues increase. **TABLED** as the timing does not allow inclusion on the ballot.

TABLED

Open Forum:

1. Pete
2. Rich
3. Bob
4. Mary

Next meeting scheduled for 8/13/22 at the pool at 10:00 A.M. due to the Independence Hall flea market 8/6/22.

Jeff moved Debbie 2nd, to adjourn the meeting at 2:13 P. M.

Respectfully Submitted,

Jeff Lindevald