

Annual Homeowner's Meeting Minutes- Draft  
Arnold Lilac Park Homeowner's Association  
9/3/22 2PM at the Pool and via Zoom

The meeting was called to order at 2:00 P. M. at the pool by President Kathy Powell.

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

A quorum was established.

Guests: Forty- three homeowners representing 26 lots signed into the event sheet, including added members participating via Zoom.

Inspector of Elections, Abigail Padou, from Pro Elections, introduced herself and explained the ballot counting process to the members. A Membership Quorum was established with 121 ballots received and the ballot counting proceeded.

The minutes from the previous Annual Meeting (9/4/21) were read. Rich Sohm moved, Melissa Huntsman 2nd, to approve the minutes as read. One member voted no, all other members in attendance voted yes. APPROVED.

Board members and members introduced themselves.

Vice-President, Bruce Manildi, read the proposed special assessment letter regarding funding our reserves, which was mailed to the members, and answered member questions.

Treasurer's Report:

1. Presented the 2023 approved budget, included in the members handout.
2. Checking account balance: \$8,982.34
3. Savings account balance: 27,981.00
4. Expecting to spend several thousand in unpaid bills
5. Annual dues will be increased to \$288/ year, unimproved lots increased to \$216/ year.
6. August and September financials will be approved at the October BOD Meeting.

Pool Manager's Report:

1. Health Inspection said we have the cleanest pool on the Hwy 4 corridor.
2. Water usage way down- losing about .62 inches per day, evaporation.
3. Pool leaks have been fixed.

Election Results:

Ballots were counted and the following members have been elected to the Board.

3-year term: Dorothy Hilts, Shelly Fontes, and Gary Ryan

2-year term: Mike Willemsen, Mark Nelson, and Debby Beck

1-year term: Kim Philips, Melissa Huntsman, and Dave Lynch

Results will be posted by General Notice within 15 days.

Open Forum:

1. Homeowner wants reserve study to be redone.
2. Homeowner wants budget redone when reserve study is completed.
3. Homeowner wants liability insurance on the lot owned by the Association between Summit View Rd. and Rocky Ridge private area.
4. Homeowner wants access to "Clubhouse".

Next meeting scheduled 10/01/22 at 10 A. M., place to be determined.

Meeting adjourned 3:00 P. M.

Respectfully Submitted,  
Kathy Powell

**APPROVED:**