

**ARNOLD LILAC PARK HOMEOWNERS' ASSOCIATION**  
**MEETING OF THE BOARD OF DIRECTORS**  
**Saturday, December 10, 2022 @ 10:00 Via Zoom**  
**Draft Minutes**

**Agenda**

**Call to order 10:00 and establish a quorum**

**HOA Board Members:** Melissa Huntsman, Dorothy Hilts, Mark Nelson, Mike Willemsen, Gary Ryan, Shelly Fontes

**HOA Members present:** Patrick Horn, Mary Boblet, Kim Phillips, Sue Lynch, Joanie Bennett, Tim and Tina Jones, Debby Beck, Michele Anderson, Carol Regalia, Patrick Horn, Sharon Leech

**Consent Agenda**

The following items are expected to be routine and may be enacted on one motion. There will be no separate discussion on these items unless requested by the Board. Any Board Member may request an item be removed for later discussion.

**1. Approve minutes from previous Board of Directors meetings and financials**

- A. November 5, 2022 - Board Meeting Minutes – Dorothy will pull the minutes with 6A
- B. November Financials

The November Financials were approved

Dorothy said the November 5, 2022 Minutes need to have her name added to the yea vote on item 6A

**Regular Agenda**

**1. Board of Directors resignations and appointment of new Directors** – Discussion and vote. Dorothy informs the HOA that Dave Lynch had resigned and since then Debby Beck (Treasurer) and Kim Phillips have resigned. We now have three opening on the board and will be looking to fill those positions.

**a.** Kim Phillips has reconsidered her resignation and would like to be reinstated on the Board. Dorothy moves to reinstate Kim Phillips back on the board and Melissa Huntsman 2nds. Vote Yes: Dorothy H., Melissa H., Mark N., Mike W. **No's:** Gary and Shelly. Motion passes 4 to 6 with 0 abstentions.

**b.** Dorothy Makes a motion to appoint Joanie Bennett to the board, Mike W. seconds.

**Votes Yes:** Mark, Mike, Dorothy H., Shelly F., Melissa H., Gary R. Motion passes 6 to 0 with no abstentions.

**c.** Dorothy suggests the third board opening for the board – we wait till February and give the community a chance to submit a letter of interest for the board position by January 15, 2023. We have had 1 submission which we have not addressed yet.

**2. Reorganization of Board Officers** – Discussion and vote

**a.** Dorothy said that it has come to her attention that there is a loss of confidence in Shelly as vice president. I have talked to Shelly and others have also. Dorothy makes a motion to re-organize board officers and moves to have Shelly F. step down

as Vice President, Melissa H. 2<sup>nd</sup> the motion. Shelly makes an argument for her case to stay as vice president. Mike W. suggests tabling the discussion of board member offices till February. **Yes Votes:** Dorothy H., Mike W., Mark N, Melissa H. **No Votes:** Shelly and Gary. Motion passes 4 to 2 with no abstentions.

### **3. Nominations and Election of Board Treasurer**

- a. Melissa H. will continue to be the Secretary. Dorothy asks for nominations for Treasurer, President, and Vice President. Dorothy nominated Gary H. for treasurer. Gary wants to wait to consider a position. Mike suggested that we table the election of officers. Joanie suggests having a President at a minimum. Dorothy suggests she can fill the seat of the temporary President till February. Kim Phillips will be the temporary Treasurer.

### **4. Correspondence**

- A. Received IDR communications and a volunteer for consideration for a Board of Directors seat.

### **5. President's Report**

- A. Executive Session – November 5, 2022 - discussion and update of pending IDRs and litigation
- B. Executive Session – November 9, 2022 – discussion and vote for a hearing for a special assessment.
- C. Executive Session – November 17, 2022 – discussion and update of pending IDRs/ litigation.
- D. Executive Session – November 29, 2022 – discussion and re-assignment of directors to IDR cases.
- E. Executive Session – December 9, 2022 – did not occur for lack of a quorum.

### **6. Treasurer's Report – no treasures report**

- A. Bank balances
- B. Open Invoices

**7. Pool Manager's Report** – Mark N. The pool is closed and cleaning and sanitizing will be in the spring. Will need to purchase some paint in March 2023. The pool is in hibernation.

### **8. Other Committee Reports – nothing to report**

- A. Social Committee
- B. Architectural Committee
- C. Collections Committee
- D. Other Reports

### **9. Old Business – none**

### **10. New Business**

**A. Website Alternatives** – Discussion and possible action. We need a separate website and constant contact. We can abandon the old website and build a new one. Melissa suggests she can start re-searching a good alternative website.

**B. Delegation of Directors to respond to emails** – Discussion and possible action. Gary feels that the President and Vice President should handle those. Kim thinks the President and

Vice President have too much on their plate. Joanie B., volunteers to do the communication, but she wants a Lilac Park email. Kim P. is also willing to help.

**Open Forum** (3 minutes per attendee)

This gives the members in attendance an opportunity to ask questions or make statements. No action can be taken on matters not listed on the agenda.

Mary Boblet

Dorothy moves to Adjourn the Meeting and Melissa 2<sup>nd</sup> at 10:48

The next meeting will be held Saturday, February 4, 2023, at 10:00am via Zoom.