

ARNOLD LILAC PARK HOMEOWNERS' ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
Saturday, February 4, 2023, @ 10 AM
Ebbetts Pass Fire District, 1037 Blagen Road and via Zoom
Draft Minutes

Agenda

Call to order and establish a quorum at: 10:11 am

Board members present: Melissa Huntsman, Shelly Fontes, Dorothy Hilts, Kim Phillips, Joanie Bennett, Mark Nelson, Gary Ryan.

HOA Members Present: Mary Boblet, Bruce Henry, Sue Lynch, Tina Jones, Carol Regalia, Helen Karahalios, Tim Jones, Michelle Tovar, Jeff Tovar, Debby Beck, Mike Smith.

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. December 3, 2022
- B. December 10, 2022 pulled for discussion
- C. December Financials
- D. January Financials

Items A, C & D approved by general consent.

Regular Agenda

Item 1B December 10th minutes pulled from consent for discussion

Item #1 A on the consent agenda the November minutes was pulled for discussion so that needs to be moved to the Regular Agenda along with the changes noted under 1B.

Item 1A on the Consent Agenda, the November 5, 2022 Minutes, was pulled from consent by Dorothy for changes. Dorothy said her name needed to be added to the year vote on item 6A. Minutes were approved with the noted change.

There's a typo on #6. It should say treasurer's, not treasures.

Item #3 needs to have Board approval noted for Dorothy and Kim being placed in temporary officer positions.

Melissa made a motion to approve the minutes with the noted changes, Joanie 2nd. Motion passed unanimously.

1. Correspondence

- A. Received three questions regarding dues, a title company demand, two IDR requests, a phone call from a renter upset that a member turned her in to Law Enforcement for parking on the road, a record request and a thank you for adopting the rules in November.

2. President's Report

- A. Executive Session – December 28, 2022
The Board gave feedback regarding 19 IDRs in preparation for a meeting with the member.

B. Executive Session – January 17, 2023

The Board discussed tentative resolutions to 9 IDRs.

C. Zoom only Board Meetings in October and December

In October we had a zoom only Board Meeting and in December we had two zoom only meetings, one that had to be cancelled and rescheduled for lack of a quorum. The decision to have zoom only meetings was based on the governor's declaration of a state of emergency because of Covid and his permission to have zoom only meetings. However, we recently found out that, although this was true, we were also required to send a letter to our members by mail that explained due to the pandemic, and the state of emergency, we can't meet in person, so we'll meet by zoom until the state of emergency is lifted. Since the letter was not sent, I need to explain what should have happened. And now I want to assure you that we will have meetings in person at EPFD February – May and make zoom available for those who cannot be here.

D. Transfer from reserve funds

During the October Board Meeting, we reported that we transferred \$10,000. out of our reserve funds for legal fees. We had not included additional information that needed to be reported and a vote by the Board approving this transfer. So, we are finishing that process today. As stated, before we transferred \$10,000. out of our reserve funds for legal fees. We plan to repay the reserve fund with a \$6,000. carry over from 2022 and \$4,000. to be repaid by mid-September from the revised budget that we plan to approve today. We do not anticipate considering a special assessment to repay the reserve funds. Motion by Dorothy to retroactively approve Reserve Fund transfer, 2nd by Joanie. Motion passed unanimously.

E. IDR (Internal Dispute Resolution) Request form – no longer an issue, has been resolved.

F. Social Media

There are two Facebook pages with the name Lilac Park in them. These Facebook pages are not sponsored or affiliated with our homeowner's association in any way at all. Our HOA has no Facebook page and we do not endorse any Facebook page. I am bringing this to your attention because I am concerned that one of the sites in particular is spreading very negative misleading and false information into our community. In fact, recent posts have slandered two of our Board members with false allegations. Two examples were given. Defamation and slander are intolerable. I felt that I had to speak up about it. If any of you have any questions, concerns, or are worried that we are breaking the law, please contact us.

3. Treasurer's Report – Kim Phillips

Savings account \$16,056,36. Checking account \$25,649.41

8 owe 2022 and 2023 dues

4 owe 2023 and past 2 years.

2 liens in place

2 owe partial 2022 dues +2023

1 owes special assessment.

1 owes 1 transfer fee

Total of 18 past due lots

Total of 98 owe 2023 dues.

Accountant has info to prepare 2022 taxes

4. Pool Manager's Report – Mark Nelson

- A. General status – waiting for the snow to melt.

5. Other Committee Reports

- A. Social Committee - None

- B. Architectural Review Committee

Dorothy made note that any changes to structures or building projects need to be submitted to and approved by the ARC Committee prior to construction.

- C. Collections Committee - None

- D. Other Reports - None

6. Old Business

- A. Website Alternatives – Discussion/Possible action

We have one quote from Maria Carlson for \$5,800 which could change depending on what attributes are decided on. Intends to get 2 other bids.

Board needs to identify what items, functionality, budget we need for a website:

- Website separate from information distribution system.
- What do we want in a website? Think about minimum, add-ons, etc.
- Forms, minutes, agendas, notices, newsletters, CC&Rs, Bylaws, database, payments, bookings, calendar. Members only section. Ability to update things ourselves.

- B. Reorganization of Director Seats

When we have an election, Board members are elected to a specific seat on the Board.

These seats are numbered 1 – 9 and the seat you are assigned depends on the number of votes you receive. In the case of September's election, we were electing all 9 seats so the person with the most votes is in seat 1 and the person with the least votes is in seat 9. In September with 9 members being elected, seats 1-3 are three-year terms, 4-6 are 2-year terms and 7-9 are 1-year terms. This is to provide more consistency on the Board so not all Board members are up for election at the same time.

We have had some resignations and appointments. Kim had resigned then was brought back onto the Board. It makes sense to restore her to the seat that she was elected into #7, a one-year term. Debby was elected to seat 6 which is a two-year term and she resigned. To fill this seat, it makes sense to move Melissa Huntsman from her seat 8, a one-year term to Debby's vacated seat 6, which is a two-year term, rather than put a new appointee that was not part of the election into a two-year term seat. Joanie as a new appointee should be put into seat 8, a one-year term seat. Our last open seat is seat 9 is also a one-year seat as is Kim and Joanie's. One & two-year terms will become 3 years terms when they expire.

Dorothy moved that we appoint Melissa to seat 6, and restore Kim to her former seat 7, and Joanie to seat 8. Mark 2nd. Motion passed with vote of 7 Yes 1 absent

- C. Reorganization of Officers – Discussion and vote

- President – Melissa nominated Dorothy, Joanie makes a motion and Mark 2nds.
Vote: 6 Yes, 1 abstain, 1 absent: Dorothy is elected as president.
- Vice President – Kim nominated Joanie Bennett, Mark moves, Gary 2nds.

Vote: 6 Yes, 1 abstain, 1 absent: Joanie is elected as vice president.

- Treasurer – Shelly nominated Kim, Joanie makes a motion and Mark 2nds.

Vote: 6 Yes, 1 abstain, 1 absent: Kim is elected Treasurer.

A. Notification to the community of a Board vacancy

Dorothy apologized for not having sent out a notice of the vacancy on the Board. She plans to get the notice out this week.

7. New Business

A. Revised 2023 Budget – Discussion/Possible action

Proposal for a Revised 2023 budget was sent to board members to review. Kim makes a motion to approve the revised budget. Joanie 2nd

Mark requested change that Pool Supplies be moved from Pool Supplies/Snack Bar to Pool Supplies/Maintenance/Repairs

Mark moves to approve with change Kim 2nd

Vote: 7 Yes, 1 absent

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.

Michelle Tovar – input on website, I like the ability to pay online, and the ability to change address. Congratulate the new board members positions and grateful for all that you do.

Mary Boblet – Homeowner said our website was hacked by Indonesians. Lien process is being violated. She said there is company in Sonora that can explain, WordPress is a great website, and you can do it for free, expressed that \$5800 is too expensive. Homeowner expressed IDR process is being violated by state law. Meetings are supposed to be prompt – it's happening every 30 days.

At this time, we will now adjourn our open meeting and go into a closed Executive Meeting to discuss IDRs.

Meeting is adjourned at: 10:58am