

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

**Agenda**

**Call to order and establish a quorum.**

Call to order at: 10:03

**Board Members Present:** Dorothy Hilts, Mark Nelson, Kim Phillips, Joannie Bennet, Shelly Fontes, Melissa Huntsman

**Homeowners:** Tina Jones, Mary Boblet, Peter Turner, Carol Regalia, Sue Lynch, Mike Smith, Bruce Manildi, Debbie Beck, Bruce Henry

**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. February 4, 2023
- B. February 17, 2023, Special Board Meeting – Pulled
- C. February Financials

I would like to pull Item 1B. Does anyone else have an item they would like to pull?  
Item 1B is pulled and moved to the Regular Agenda. Without objection, the remaining items are adopted by general consent.

**Regular Agenda**

**Item 1. B.**

I would like to correct the name of the election company. I had said Election Pro, but the correct name is Pro Elections.

With that correction, I move to approve the Minutes of February 17, 2023. Do I have a second? Kim seconds. All those in favor say yea. All those opposed. The motion passes unanimously.

- 1. Correspondence** we received: A thank you from a member, words of encouragement from a member, a question regarding pool use, 2 dues Inquiries, 2 Title Company Demands, 2 Realtor requests for CAR Disclosure Forms (CAR is California Association of Realtors), 2 Notices of Interest for a Board seat, multiple record requests and an IDR request.

## **2. President's Report**

- A. Executive Meetings – February 4, 2023 – Discussion and resolution of most of a member's IDRs.
- B. Executive Meetings – February 24, 2023 – Continued discussion of possible resolutions for a number of IDRs from two members.

## **3. Treasurer's Report – Kim Phillips**

- A. Bank balances
  - Savings – \$16,057.59
  - Checking - \$32,185.09
- B. Open invoices
  - 5 Owe 2022 Dues and 2023
  - 4 Owe 2023 and past 2 years
  - 2 Liens in place
  - 2 owe Partial 2022 dues + 2023
  - 1 owes special assessments
  - 1 owes a transfer fee

TOTAL OF 15 PAST DUE LOTS PLUS

TOTAL OF 73 OWE 2023 DUES

Total Accounts receivable: \$32,249.62

- C. Maturing CD
  - Our CD will mature on March 23. We have 7 days to decide to place in checking or savings. We can let it roll over or place in savings account.
  - No pool deck repairs needed, we only need small repairs. It was decided to let the CD roll over until June.

## **4. Pool Manager's Report**

- A. General status – Mark Nelson, said we don't need pool deck repairs. We will start repairs in May or sooner if the snow melts. We will need to repair the roof shakes. The president has asked if need asphalt seal for the road to the pool. We assess repairs and purchase supplies as needed. Board needs to decide if we can do a metal roof, pool manager does not think there will be enough time to replace with the roof with a metal this year. We may have to defer this project in the fall. The board will consider hiring a contractor to do the metal roof.

## **5. Other Committee Reports**

- A. Social Committee – Debby Beck said she will wait till the April meeting.
- B. Architectural Review Committee – nothing to report.
- C. Collections Committee – nothing to report.
- D. Other Reports

## **6. Old Business**

- A. Website alternatives – Discussion/Possible action – Melissa Huntsman

We have two quotes for websites - \$5800, we have a quote for \$2800 (website builder from Sonora) We are going to investigate sending invoices via quick books. Melissa will contact the HOA group for the free website. Melissa will look into Jana email.

## **7. New Business**

A. Appointment to vacant Board Seat - Discussion/Possible Action

We had 3 applicants for our open Board Seat.

Pete Sanguinetti applied; however, he does not yet qualify because he has been a homeowner for less than a year. Our election Rules require that a homeowner running for the Board must have been an owner for at least one year.

**Tim Jones** has applied, and **Sue Lynch** has also applied. I have sent their information to the Board members. Do we have any comments or questions? Do we have a motion to appoint a candidate to the Board? Kim motions to appoint Sue Lynch. Joannie 2nds. Do we have a second? Joannie Bennet. We will vote by roll call. **Yes Votes:** Shelly Fontes, Kim Phillips, Mark Nelson, Joanie Bennett, Melissa Huntsman, Dorothy Hilts. 6 to 0 on a vote for yes.

B. Appoint a Board Member to obtain quotes for clearing the common area – Discussion/Possible Action

It's going to be that clean-up time of year before we know it. So, I would like a volunteer who would be willing to get estimates from companies or individuals to do the required clean-up of the common area. We would like to have 3 bids from insured lot cleaners. Joan Lark, of the Ebbetts Pass Fire District, prepares a list of lot clearing resources titled, "Winter Fire Prevention Vendors", that can be a resource for us. This comes out sometime in the spring each year. Bruce Manildi volunteered to get quotes.

### **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 - She did not hear Shelly voice, that is against state law. If you're going to get three quotes for the lot you have to get three quotes for everything. Kim Cockshot was hired and he failed. Feb 4, you had resolutions for your IDRS and then Feb 24 you continued discussing the IDR's. I want to make it clear that no one had resolutions for IDR's.

Pete Turner – thank you the board for their efforts, and Mary for keeping him informed.

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

**Our open meeting is adjourning at 10:36 am**

**The next Board Meeting will be on April 1, 2023, at 10:00 AM at Ebbetts Pass Fire District, 1037 Blagen Road and via Zoom.**