

**ARNOLD LILAC PARK HOMEOWNERS' ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS**

Saturday, April 1, 2023 @ 10 AM

Ebbetts Pass Fire District, 1037 Blagen Road and via Zoom

**Draft Minutes**

**Agenda**

Call to order at 10:00 and establish a quorum by roll call.

**Board Members present:** Dorothy Hilts, Joanie Bennett, Kim Phillips, Melissa Huntsman, Mark Nelson, Gary Ryan, Shelley Fontes (on the phone), Mike Willemssen

**Homeowners Present:** Mary Boblet, Sharon, Debby Beck, Tim Jones, Tina Jones, Bruce Henry, Pete Turner, Mike Beck, Jim

**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. March 4, 2023 - Board Meeting Minutes

Minutes from the March Meeting are pulled by Dorothy and moved to the Regular Agenda

B. March Financials Note – There has not been time to review March Financials since March ended yesterday. The Board will review the March Financials when available and approve them at our May Board Meeting.

**Regular Agenda**

**1. Approval of minutes from the March 4, 2023 Board Meeting**

In 1.A. when Dorothy was talking about the minutes, the word "I" needs to be changed to Dorothy so that it is clearer in our records.

Motion to approve the March Minutes with this change was made by Kim, seconded by Joanie and passed unanimously.

**2. Correspondence**

A. Received multiple records and IDR requests

3 Dues inquiries

Snow conditions inquiry

Request for zoom link

2 Thank you notes

Seller saying good bye

Thanking plow drivers and great neighbors for getting out and helping during the storms

Vandalism reported

2 Complaints against members

Reply on an overpayment letter

6 Overpayment responses

A signed IDR response resolving 16 of 19 items

### **3. President's Report**

#### **A. Executive Session – March 4, 2023**

The Board discussed responses to 19 IDR items from a member. As reported in correspondence, this discussion resulted in 16 of the 19 items being resolved. The Board also discussed 8 of 9 IDR items from another member. 8 of the original 9 items are unresolved. A letter to this member regarding the unresolved items was approved.

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

#### **A. Bank Balances Checking account - \$36,288.49 Savings account \$16,057.59.**

#### **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 62 OWE 2023 DUES**

### **5. Pool Manager's Report – Mark Nelson**

#### **A. General status**

Opening day of the pool is TBD because of the amount of snow in the pool area. Mark will be requesting a loader to clear the pool driveway.

### **6. Committee Reports**

#### **A. Social Committee – Debby Beck**

Melissa, Sue and Debby have great ideas this year, but we're waiting on the weather.

Recap of last year's events: We had incredible turn out at the July 4<sup>th</sup> event All the food was donated by the Board and neighbors. We had so much fun and so much help for putting the event together. Sides and desserts were donated by the members. Opening day of the pool is TBD.

#### **B. Architectural Committee – Mike Willemsen**

Nothing is going on right now. No correspondence to date.

#### **C. Collections Committee**

#### **D. Other Reports**

### **7. Old Business**

#### **A. Website Alternatives – Discussion/Possible Action. Postpone website alternatives till summer.**

#### **B. Election Update – Discussion – The call for candidates was mailed March 17<sup>th</sup> and nominations have begun to come in. If you have not received the call for candidates' letter from Pro Elections please let us know immediately.**

#### **C. Common Area Clearing Update – Discussion**

Dorothy reported that after the snow melts, Bruce Manildi will be able to see

what needs to be done. The list of trained lot clearers from Joan Lark at EPFD will be available any day now and Bruce will be contacting everyone on the list for quotes. There is concern about chipping the wood. If it's spread on the ground it should be 100 feet away from any buildings, and the safest way for retaining chips on the property is to mulch it into the ground. Joanie would like to see cost comparisons.

## **8. New Business**

- A. Dues Payment Plans – Discussion/Possible Action  
Occasionally we get requests for this. Dues will be delinquent by our next meeting. The treasurer, offered and was designated to set up payment plans with people who need them.
  
- B. Elections Committee – Discussion/Possible Action  
When Pro Election sends us a candidate application; they want us to let them know within 7 business days if the candidate does not meet our Election Rules criteria. Dorothy would like to suggest that the Board establish an Executive Elections Committee to vet the candidates and report back to Pro Elections if needed. Joanie moved to create an elections committee, Melissa 2nds, Yes Votes: Mark, Kim, Joanie, Gary, Mike, Dorothy, Shelly, Mike. Vote is 8 to 0  
Director volunteers for the committee: Joanie, Shelly, Melissa
  
- C. Workers Compensation – Discussion/Possible Action  
Our renewal is up again. We received estimates at: \$1,328.48. We need to renew before we have employees.
  
- D. QuickBooks – Discussion/Possible Action  
Our QuickBooks is outdated. We can update for \$549. Payroll subscription is separate from QuickBooks. We will need to update before the end of May. Joanie looked at other software; they are all pretty pricy.

### **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.

Three members spoke at open forum:

Pete Turner

Mary Boblet

Debby Beck

### **Meeting Adjourned at 10:42**

**The next Board Meeting will be on May 6, 2023 at 10:00 AM at Ebbetts Pass Fire District, 1037 Blagen Road and via Zoom.**

**The Board will now adjourn and go into a closed Executive Meeting.**

Respectfully submitted by,  
Melissa Huntsman

