

ARNOLD LILAC PARK HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
Saturday, October 7, 2023, @ 10 AM
Ebbetts Pass Fire District, 1037 Blagen Road, and via Zoom
Draft Meeting Minutes

A quorum was established, and the meeting called to order at 10:05

Board Members Present: Kim Phillips, Shelly Fontes, Mark Nelson, Mike Willemssen, Joanie Bennett, Dorothy Hiltz, Sue Lynch, Gary Ryan.

Homeowners Present: Debby Beck, Dave Lynch, Mike Dolio, Sue Jaeger, Christye Hatfield

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 the minutes from the previous Board of Directors meeting and financials

- A. August 5, 2023, Board Meeting Minutes
- B. September 2, 2023, Annual Member Meeting Minutes
- C. August Financials
- D. September Financials

All items were adopted by general consent.

Regular Agenda

1. Correspondence – for August and September

- Password request
- 4 Rental authorization forms
- 3 Sheriff Office incidents reports sent to us by members
- Complaint from a member in regard to being called a liar by another member on two separate occasions during open forum
- Request for Candidate Statements
- Request for CAR Disclosure Forms
- Member complaint about another member lurking around and videotaping their home
- Title Company Demand
- Request for rental authorization form
- Request for information from a potential buyer
- Request for information on pool use
- Request for recommendation for an electrician
- Clarification of times for upcoming meetings
- Question regarding pool use

Records request for membership list
Owner notifying us that their property closed escrow
Member complaint regarding renters trespassing
Wi-Fi password request
Architectural Review Committee request to replace a deck
Questions regarding Cal Fire inspections
Request from Cal Fire for a meeting regarding 4291 requirements
Request from Code Compliance for a meeting and informing us of a complaint they received regarding the common area
Member checking to see if they are up to date on their annual assessments
A member thanking the Board for our transparency regarding the alleged wells
A member complaining about the well information that was posted
A member complaining about how she was treated by a candidate at an evening campaign event

2. President's Report – Dorothy Hilts

A. Executive Meeting – September 2, 2023

At this meeting we discussed the ADR/Mediation that occurred in August.

B. September 2, 2023, Election Results – President mentioned we are required to post results and at the meeting following the election, announce the results.

Joanie Bennett – 80 votes (elected)

Sue Lynch – 77 votes (elected)

Kimberly Phillips – 76 votes (elected)

Tim Jones – 32 votes

Mary Boblet – 28 votes

Pro Elections will retain the election materials for one year. Homeowners may inspect election materials upon request. An election certificate will be sent to the HOA by email.

C. Officer Morado will attend the November Board Meeting - Mike Willemssen Officer Morado will explain the fire prevention regulations and answer questions.

D. Environmental Health

There was a complaint made to the State EPA regarding the alleged well. They contacted Calaveras Environmental Health to do another inspection which again did not show the presence of a well. These report findings are posted on our website.

E. Small Claims Court

Update on small claims suit that we are currently addressing. The initial suit, filed by Mary Boblet, involved allegations that we interfered with campaign events held at the pool and that the Board was wrong in restricting campaign

events during open hours. Davis Stirling statues require that we provide reasonable time and space when the facilities are not otherwise in use.

The scheduled hearing was yesterday, however 15 minutes before court we were served with an additional 17-page declaration. The judge ordered a continuance to allow us time to fully read and respond to the additional information. Next hearing will be held in January. All documents filed are public record.

3. Treasurer's Report – Kim Phillips

A. Bank balances

August CD – \$26,176.08, checking \$12,988.46

September CD – \$25,339.71, checking \$9,975.81

transferred \$875 from CD to checking on the Sept 26, 2023 to cover tree falling cost.

B. Open Invoices - 11 open invoices, 2 liens and 1 special assessment.

4. Pool Manager's Report – Mark Nelson

A. General status – pool is drained and the pump house is drained. The pool manager clarified that the building permit is for the **roof trim only** not the roof. The roof trim will be removed. We will have an inspection for the tear off scheduled 24-78 hours after removal. When that is cleared, we can place the metal roof trim with 30 lb. felt underneath.

5. Other Committee Reports

A. **Social Committee** – Debby Beck has nothing to report

B. **Architectural Review Committee** – Mike Willemsen reported that one homeowner has requested to have a deck built but the homeowner has said he will postpone the project to the spring.

C. **Collections Committee** – Kim Phillips mailed out reminders and late fees to 10 lots still owing.

6. Unfinished Business

A. Website Update and Design – Discussion/Possible Action

Dorothy read Melissa's report. We are progressing, the home page is somewhat built out. A few corrections need to be made and we are still using place holder photography. None of the links work yet, the next step is to build-out the linked pages. Melissa got all the pdf files from Joanie last week, this will be next. Melissa still has to source Lilac Park photography or take photos this weekend if she has time.

Dorothy said I know you have not had time to look at the progressing website thoroughly. If you have suggestions or comments, send them to Melissa.

B. Corporate Charge Card – Discussion/Possible Action - Tabled

7. New Business

A. Zoom Contract - Discussion/Possible Action

We need to purchase a Zoom contract for our meetings. The annual cost is \$149.90. Dorothy moved that we approve the cost of \$149.90 for a year of Zoom service. Shelly seconded. Approved unanimously by roll-call vote.

B. Appointment of a Sergeant-at-Arms - Discussion/Possible Action

Dorothy moved to appoint Gary as Sergeant at Arms and was seconded by Kim Phillips. Motion was approved unanimously by roll-call vote.

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.

Shelly Fontes

Debby Beck

Dave Lynch

Christye Hatfield

The next Board Meeting will be on Saturday, November 4, 2023, at 10:00am at the Ebbetts Pass Fire District, 1037 Blagen Road and via Zoom.

The Board will now adjourn and go into a closed Executive Meeting. The open Board Meeting adjourned at 10:40.

MEETING RULES: No audio or video recording allowed by attendees. However, the secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting and/or fined.

Respectfully Submitted by

Dorothy Hilts