

**ARNOLD LILAC PARK HOMEOWNERS ASSOCIATION ANNUAL MEETING OF THE  
HOMEOWNERS**

Saturday, September 2, 2023, @ 1:00pm  
Ebbetts Pass Fire District, 1037 Blagen Road and via Zoom

**AFTER THE ELECTION THE MEETING WILL CONTINUE @ 2:30**

At the Pool, 1000 Lilac Park Drive and via Zoom

**Approved Minutes**

**Meeting at Ebbetts Pass Fire District and via Zoom**

**1. A quorum was established and the meeting called to order at 1:03**

**Board Members Present:** Mark Nelson, Mike Willemsen (came in late), Kim Phillips, Joanie Bennett, Dorothy Hilts, Melissa Huntsman, Sue Lynch, Gary Ryan.

**Homeowners Present via zoom:** Debby Beck, Megan Osincup, Bruce Henry, Debbie and Rich Sohm. **Homeowners present at the firehouse:** Bruce Manildi, Christye Hatfield, Michael Raymond, Tim Jones

**2. Inspector of Elections – Abigail Padau**

**a. A quorum of ballots was established** – Abigail from Pro Elections explained the opening and counting of the ballots and how the machine counts the results.

**b. The ballots were counted**

**c. The Election 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.

**The Continuation of the Member Meeting at the Pool and via Zoom was called to order at 2:37**

**Homeowners Present:** Debby Beck, Debbie and Rich Sohm, Christye Hatfield, Michael Raymond, Helen Karahalios, Michele Andersen, Bruce Manildi, Teresa Hilts, Bonnie Doiel.

**Board Members Present:** Mark Nelson, Mike Willemsen, Kim Phillips, Joanie Bennett, Dorothy Hilts, Melissa Huntsman, Sue Lynch.

**3. Election Results** – Dorothy announced the following election results:

Joanie Bennett – 80 votes (elected)

Sue Lynch – 77 votes (elected)

Kimberly Phillips – 76 votes (elected)  
Tim Jones – 32 votes  
Mary Boblet – 28 votes

**4. Introduction of Board Members and attending HOA Members**

**5. President's Report – Dorothy Hilts**

- a. Executive Meeting August 5, 2023 – We had an executive meeting on August 5th to discuss updates to the ADR mediation request.
- b. Executive Meeting August 17, 2023 – We had another executive meeting on August 17th to discuss topics for an upcoming ADR mediation meeting and consider input from council. On August 22<sup>nd</sup>, we had the ADR mediation meeting that a member requested. The member and a mediator participated, but an agreement was not reached.
- c. The President reported that Environmental Health received a complaint regarding a well allegedly located under a shed on our property. Environmental health conducted an inspection and determined that no well was present, leading to the complaint being deemed unfounded.

**6. Treasurer's Report – Kim Phillips**

The treasurer reported that she will be transferring \$875. out of our reserve fund to the checking account when the CD matures September 23<sup>rd</sup> to cover tree falling cost.

**7. Pool Manager's Report – Mark Nelson**

Mark reported that we have had a great summer and great events. We've had a lot of volunteers, Sue Lynch, Dave Lynch, Mike Smith, and Mike Beck. Without them this pool would not be as it is today. We got an excellent report from Environmental Health and they said it's the healthiest pool in Calaveras County. Marks thanks everyone for all their help and said next they will work on repairing the roof of the pump house and overhang. Mark said that Rich Sohm donated all the metal roofing material and John Phillips did all the fabrication and cutting and finishing. When the pool closes we will take down the old singles and put up the new metal. This is all volunteer work. We will have Dave Lynch, John Phillips, Mike Willemsen, Mike Beck, Mike Smith and maybe a couple of others. It will enhance the look of our pool. Dorothy moved to approve the roof project. The Board passes it unanimously.

**8. Website update – Melissa Huntsman**

Melissa has been doing lots of research and work on our website. The new website is in process. We would like to consider a new Lilac Park logo to place on the website. The logo concepts were sent to all the Board members to consider. The Board decided on concept #3.

**9. Election of Officers Discussion/Action**

Board officers are elected at the September meeting. Joanie Bennett nominated Dorothy Hilts as Board President and was seconded by Sue Lynch. Kim Phillips nominated Joanie Bennett as Vice President and was seconded by Sue Lynch. Sue nominated Kim as Treasurer, Joanie nominated Melissa as Secretary. Dorothy moved that we approve the nominated officers. Dorothy as President, Joanie as Vice President, Kim as Treasurer, and Melissa as Secretary for the coming year. The motion was seconded by Sue Lynch. The motion passed unanimously.

10. Open Forum – Bruce Manildi, Debby Beck.

11. Adjournment at 3:02

The next Board Meeting will be on Saturday, October 7, 2023 at 10:00am at the Ebbetts Pass Fire District, 1037 Blagen Road and via Zoom.

Respectfully submitted by

Melissa Huntsman