

ARNOLD LILAC PARK HOMEOWNERS' ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
Saturday, March 7, 2026 @ 10 AM via Zoom only
DRAFT MINUTES

The meeting was called to order at 10:02 AM.

Quorum Established

Directors Present: Kathy Powell, Mike Willemsen, Joanie Bennett, Mark Nelson, Sue Lynch, Salah Nassar

Directors Absent: Shelly Fontes, Rod Mettner, Erik Ballard

Members Present: 6

Open Forum- Public comments (3 minutes per homeowner)

2 Members spoke during Open Forum

Consent Agenda

1. Approve minutes from previous Board of Directors meetings

A motion was made by Joanie to approve the minutes of the February 7, 2026 Board Meeting.

Seconded by Mark. Motion passes on a unanimous roll call vote.

Regular Agenda

1. Correspondence

2 Dues Questions

Title Company Demand

Question regarding road plowing

Employment verification request

2. President's Report

No executive sessions so nothing to report.

3. Treasurer's Report

The February 2026 financial reports have been submitted to the Board for review.

Bank statement balances as of February 28th are:

Checking Account: \$38,074.26

Reserve Fund CD: \$61,911.09

Reserve Fund Savings: \$6,066.67 for a total of \$67,977.76 in the reserve fund.

There are 9 properties delinquent for prior years for a total of \$7,885.80 in delinquent dues. Those 9 and 85 other properties are still owing for 2026. For those who haven't yet paid for 2026, keep in mind your accounts will become past due on April 1st.

4. Pool Manager's Report

Pool looks good. There's a tree on the wood fence, no damage. Playground is a mess. We'll discuss that soon.

5. Other Committee Reports

A. Social Committee – Nothing to report

B. Architectural Committee – A few properties with major storm damage to the homes. County has said they would clean up the slash and mess they dumped from the roadways on to the right-of-way's, but it would take several weeks.

C. Collections Committee – we will be discussing past years delinquent accounts

D. Other Reports - None

6. Unfinished Business

A. Revised Election Rules – Discussion/ Possible Action

Joanie made a motion to approve the Election Rules as presented. Seconded by Sue.

Motion passed on a 5-0 roll call vote. Mark was having technical difficulties and was unable to vote.

B. 2026 Lot Clearing Bids – Discussion/ Possible Action

Tabled until April meeting.

7. New Business

A. Common Area Damage – Discussion/Possible Action

Tabled to a future meeting.

B. Annual Statement of Financial Position – Discussion/ Possible Action

The statement was sent to the Board for review. A motion was made by Joanie to approve the financial statement. Seconded by Sue. Motion passed on a 5-0 roll call vote with Mark still having technical difficulties.

C. Addendum to Annual Disclosure Statement – Optout Options for Electronic Voting –

Discussion/ Possible Action

An addendum was sent to the Board for review. A motion was made by Sue to approve the Addendum to the Annual Disclosure Statement. Seconded by Joanie. Motion passed on a 5-0 roll call vote with Mark still having technical difficulties.

The next meeting will be on April 4, 2026, at 10:00 AM via Zoom Only

The meeting was adjourned at 10:28 AM.

Respectfully Submitted by:

Joanie Bennett, Secretary/Treasurer

3-10-2026