

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

Saturday, June 6, 2026 @ 10 AM via Zoom and at the Pool

**Draft Minutes**

Meeting was called to order at 10:01 AM

Quorum Established:

**Directors Present in Person:** Mike Willemsen, Rod Mettner, Shelly Fontes, Kathy Powell, Joanie Bennett, Erik Ballard,  
Mark Nelson

**Directors Present via Zoom:** Sue Lynch

**Directors Absent:** Salah Nassar

**Members Present in Person: 3 via Zoom: 7**

**Open Forum- Public comments** (3 minutes per homeowner)

4 Members spoke during Open Forum

**Consent Agenda**

**1. Approve minutes from previous Board of Directors meetings**

A motion was made by Shelly to approve the Minutes of the May 2, 2026 Board Meeting. Seconded by Rod. Motion passed on a unanimous vote.

**Regular Agenda**

**1. Correspondence**

Member on member complaint

Demand & CAR forms

Lot inspection questions

Delinquent dues questions

**2. President's Report**

**A. May 2, 2026 Executive Meeting**

We discussed delinquent accounts and a disciplinary matter that we're still working on.

**B. 2026 Elections**

3 seats are open, nominations close on June 18<sup>th</sup>, we currently have one nomination. This year's election rules include online voting; we sent all members information regarding that. You'll automatically be sent email correspondence from our elections company, unless you don't have an email on file or unless you send a written request to the Board that you want a paper ballot. Be sure your contact information is current.

**Additional Items:**

Another thing to mention is that it's the time of year to have everyone clear their lots. CalFire can provide information on regulations for improved properties and Ebbetts Pass Fire District for vacant lots. There are two different requirements, so everybody please be sure that your property is in compliance with the legal requirements.

Snider Enterprises came and removed all our storm damage, pine needles and everything. Park looks awesome. They also took the concrete from the swing set that got crushed.

### 3. Treasurer's Report

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

Bank account balances as of May 31<sup>st</sup> are:

Checking Account: \$36,917.52

Reserve Fund CD: \$66,347.55

Reserve Fund Savings: \$6,067.13 for a total of \$72,414.68 in the reserve fund.

There are 6 properties delinquent for this year and prior years, an additional 1 that owes for prior years but has paid this year, and 9 members are delinquent for this year for a total of \$12,248.99 in delinquent dues.

### 4. Pool Manager's Report

The pool is looking beautiful. We had our inspection and passed with flying colors. Had some issues with getting the place cleaned up at the same time as trying to get the pool filled so extra work was involved.

### 5. Other Committee Reports

#### A. Social Committee

4<sup>th</sup> of July – Hot Dog BBQ

Labor Day Weekend end of the season BBQ

Open to suggestions for other events

#### B. Architectural Committee – nothing at this time

#### C. Collections Committee

18 letters were sent out suspending use of the common area, 9 of those have since paid.

#### D. Other Reports – nothing at this time

### 6. New Business

#### A. Additional Pool Attendant – Discussion Possible Action

A motion was made by Joanie to add Bob Powell to the list of Pool Attendants. Seconded by Shelly. Motion passed unanimously.

#### B. Approve Payment Plan Template - Discussion/ Possible Action

A motion was made by Sue to approve the Payment Plan Template. Seconded by Joanie. Motion passed unanimously.

#### C. Bylaw Amendment- Number of Directors - Discussion/ Possible Action

A motion was made by Joanie to send a draft revision of the By-Laws to counsel for review. Seconded by Shelly. Motion passed unanimously.

The next meeting will be on July 11, 2026, at 10:00 AM via Zoom and at the Pool.

Meeting adjourned at 10:29 AM.

Respectfully Submitted by:

Joanie Bennett, Secretary/Treasurer

6-8-2026