

ARNOLD LILAC PARK HOMEOWNERS' ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
Saturday, July 11, 2026 @ 10 AM via Zoom and at the Pool
Draft Minutes

Revised Agenda

Meeting was called to order at 10:02 AM

Quorum Established:

Directors Present In-Person: Mark Nelson, Kathy Powell, Joanie Bennett, Rod Mettner, Mike Willemssen

Directors Present via Zoom: Shelly Fontes

Directors Absent: Sue Lynch, Erik Ballard, Salah Nassar

Members Present In-Person: 3 via Zoom: 5

Open Forum- Public comments (3 minutes per homeowner)

6 Members spoke during Open Forum

Consent Agenda

1. Approve minutes from previous Board of Directors meetings

With no objections, the June 6, 2026 Board Meeting Minutes were approved by General Consent.

Regular Agenda

1. Correspondence

One member on member complaint

2. President's Report

Nothing to report this month.

3. Treasurer's Report

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

Bank account balances as of June 30th are:

Checking Account: \$31,389.04

Reserve Fund CD: \$66,495.33

Reserve Fund Savings: \$6,067.28 for a total of \$72,562.61 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 3 members delinquent for this year for a total of \$10,675.17 in delinquent dues.

4. Pool Manager's Report

Everything is going great. Chemistry is perfect, temperature is in mid-70's.

5. Other Committee Reports

A. Social Committee

4th of July BBQ went really well. We served 88 people; kids had a good time. Possibly planning a back-to-school party.

B. Architectural Committee

Request for information, Mike called the member.

C. Collections Committee

Will possibly have a hearing coming up soon regarding delinquent accounts.

D. Other Reports – Nothing at this time

6. Old Business

A. Bylaw Amendment – Discussion/Possible Action

Still waiting to hear from lawyers on bylaws amendment.

7. New Business

A. Authorize Additional Pool Maintenance Funds - Discussion/ Possible Action

Due to unexpected expenses, the pool maintenance funds for this year have already been spent on allowable Reserve Fund repairs. Not wanting to take from the reserve fund unless we have to, Kathy made a motion to authorize an additional \$2,000 for pool maintenance for chemicals and other pool needs for the rest of the season. Seconded by Joanie. Motion passed on a 5-0 roll call vote with Mark recusing himself due to possible conflict of interest.

B. Pool Attendant Correction - Discussion/ Possible Action

Kathy recused herself due to conflict of interest and authorized the Secretary/Treasurer to present this item. To correct an oversight at last month's meeting, Joanie made a motion to nullify the June 6th vote to hire Bob Powell as a pool attendant, and vote to hire him effective today, making clear Bob has not yet worked this season. Seconded by Mike. Motion passed on a 5-0 roll call vote with Kathy recusing herself.

The next meeting will be on August 1, 2026, at 10:00 AM via Zoom and at the pool.

Meeting was adjourned at 10:25 AM.

Respectfully Submitted by:

Joanie Bennett, Secretary/Treasurer

July 23, 2026