

ARNOLD LILAC PARK HOMEOWNERS' ASSOCIATION

MEETING OF THE BOARD OF DIRECTORS

Saturday, October 3, 2026 Immediately following the Rescheduled Annual Members Meeting
via Zoom and at Ebbetts Pass Fire District, 1037 Blagen Road, Arnold

Draft Minutes

Meeting was called to order at 10:50 AM

Quorum Established:

Directors Present in Person: Kathy Powell, Joanie Bennett

Directors Present via Zoom: Mike Willemssen, Rod Mettner, Shelly Fontes, Megan Osincup, Christye Hatfield

Directors Absent: Mark Nelson, Erik Ballard

Members Present in Person: 8 **via Zoom:** 4

Consent Agenda

Approve minutes from previous Board of Directors meeting

With no objection, the September 5, 2026 Board Meeting Minutes and September 5, 2026 Annual Members Meeting Minutes were approved by general consent.

Regular Agenda

1. 2026 Election Results- Introduction of the Board

Vote count for the election held 10-3-26

Megan Sohm/Osincup – 75

Joanie Bennett – 75

Christye Hatfield – 74

Tina Jones – 15

Mary Boblet - 14

Megan, Joanie and Christye were welcomed to the Board.

2. Election of Officers – Discussion/Possible Action

After nomination were made for each of the positions the following motions were made:

A. President

A motion was made by Joanie to elect Kathy as President. Seconded by Mike. Motion passed unanimously.

B. Vice-President

A motion was made by Joanie to elect Shelly as Vice President. Seconded by Kathy. Motion passed unanimously.

C. Secretary & D. Treasurer

A motion was made by Kathy to elect Joanie as Secretary and Treasurer. Seconded by Rod. Motion passed unanimously.

3. Correspondence

Nothing of significance to report.

4. President's Report

Doug Leach was thanked for painting and repairing the entrance sign.

5. Treasurer's Report

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

Bank account balances as of September 30th are:

Checking Account: \$14,404.75

Reserve Fund CD: \$66,950.57

Reserve Fund Savings: \$6,067.74 for a total of \$73,018.31 in the reserve fund.

There are 6 properties delinquent for this year and prior years, and 2 members delinquent for this year for a total of \$9,751.98 in delinquent dues.

6. Pool Manager's Report

The pool is partially drained, will start winterizing next week and get the water turned off for the winter.

7. Other Committee Reports

A. Social Committee – If any one has ideas for social events let Shelly know.

B. Architectural Committee – No request received

C. Collections Committee - Nothing new to report at this time.

8. Old Business

A. Bylaw Amendment- Reduce Quorum Requirements and Number of Directors -

Discussion/ Possible Action

A motion was made by Joanie to approve the Proposed Bylaws Amendment and start the process to hold an election. Seconded by Shelly. Motion passed unanimously.

B. Appoint Assistant Secretary - Discussion/ Possible Action

A motion was made by Joanie to appoint Sue Lynch as Assistant Secretary. Seconded by Christye. Joanie clarified it is not an officer or director position. Motion passed unanimously.

9. New Business

A. 2027 Reserve Study Proposal - Discussion/ Possible Action

Brief discussion regarding next year being the year we need to have an outside agency do an onsite visit reserve study as required by law. Current cost on the proposal valid through this year is \$1,840. A motion was made by Shelly to submit the proposal from Association Reserves for \$1,840. Seconded by Joanie. Motion passed unanimously.

Open Forum- Public Comments (3 minutes per homeowner)

6 members spoke during Open Forum.

The next meeting will be on November 7, 2026, at 10:00 AM via Zoom Only.

The meeting was adjourned at 11:14 AM.

Respectfully Submitted by:

Joanie Bennett, Secretary/Treasurer

October 28, 2026