

**ARNOLD LILAC PARK HOMEOWNERS ASSOCIATION**  
**MEETING OF THE BOARD OF DIRECTORS**  
**Saturday, April 6, 2024, @ 10 AM**  
Via Zoom Only  
DRAFT MINUTES

**Call to Order and Establish a Quorum: 10:01**

**This meeting was held by Zoom only due to the weather.**

**Board Members Present:** Dorothy Hilts, Gary Ryan, Joanie Bennett, Mark Nelson, Melissa Huntsman, Mike Willemsen, Shelly Fontes, Sue Lynch

**Homeowners Present:** Mary Boblet, Debby Beck, Carol Regalia, Helen Karahalios, Christye Hatfield.

### **Consent Agenda**

The following items are expected to be routine and may be enacted on one motion. There will be no separate discussion on these items unless requested by the Board. Any Board Member may request an item be removed for later discussion.

#### **1. Approve the minutes from the previous Board of Directors meetings and financials**

A. March 2, 2024 Board Meeting Minutes – Dorothy moves to approve the March financials and is 2<sup>nd</sup> by Mike

**Vote Yes:** Dorothy Hilts, Gary Ryan, Joanie Bennett, Mark Nelson, Melissa Huntsman, Mike Willemsen, Shelly Fontes, Sue Lynch

B. March Financials – Dorothy moves to approve the March financials and is 2<sup>nd</sup> by Joanie

**Vote Yes:** Dorothy Hilts, Gary Ryan, Joanie Bennett, Mark Nelson, Melissa Huntsman, Mike Willemsen, Shelly Fontes, Sue Lynch

### **Regular Agenda**

#### **1. President's Report – Dorothy Hilts**

March 12, 2024, Executive Meeting - At our March 12, 2024, Executive Meeting we discussed what action to take regarding a formal complaint against a community member.

EPPOC - President was not able to attend the meeting. The minutes will be posted on our website when received.

#### **2. Communication**

- 2 Records Requests
- 18 Inquiries regarding dues
- Title Company Demand
- CAR Disclosure Forms Request
- Request for documentation to begin this years' reserve study

- 3 Phone calls regarding dues
- Good job email from member regarding small claims outcome
- Complaint from a member regarding another member trespassing
- Thank you from a member regarding minutes
- Question regarding dues on a current sale

### **3. Treasurer's Report – Kim Phillips**

#### A. Bank balances

Checking Account Balance: \$47,497.16

Reserve Fund Balance: \$25,729.09

#### B. Open Invoices

- 45 properties to pay on current years dues
- 9 owe 2 or more years
- 1 delinquent Special Assessment
- 1 lien

### **4. Pool Manager's Report – Mark Nelson**

A. General status – Pool is covered with snow. Mark will be draining the rain and snow water.

B. Anticipated Expenditures – resealing pool driveway. Mark will get estimates to the next board meeting.

### **5. Other Committee Reports**

A. Social Committee – Debby Beck – The Committee has ideas for the opening day including ice cream social, hot chocolate bar, pulled pork sandwiches, and potluck. Weather permitting, we would like to open the Saturday before Memorial Day.

B. Architectural Review Committee – Mike Willemsen – nothing to report.

C. Collections Committee – Kim Phillips – as a reminder, late charges will incur after April 15

D. Lilac Park Beautification Committee – Gary Ryan – waiting for spring to walk the neighborhood.

### **6. Unfinished Business**

A. HOA Credit Card Update – Discussion/Possible Action – Shelly Fontes – Shelley has sent the application to the president to fill out the application.

B. Common Area Clearing – Discussion/Possible Action – Shelly Fontes - we have received all the paperwork from Chess Mountain Tree Services. We are scheduled for the end of April, or beginning of May.

### **7. New Business – There is no new business at this time.**

### **Open Forum.** (3 minutes per attendee)

This gives the members in attendance an opportunity to ask questions or make statements. No action can be taken on matters not listed on the agenda.

Christye Hatfield  
Mary Boblet

**The next Board Meeting will be on Saturday, May 4, 2024, at 10:00am at the Ebbetts Pass Fire District, 1037 Blagen Road and via Zoom.**

**MEETING RULES:** No audio or video recording allowed by attendees. However, the secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting and/or fined.

**Adjourned at 10:25**

Respectfully Submitted by  
Melissa Huntsman