

ARNOLD LILAC PARK HOMEOWNERS ASSOCIATION

MEETING OF THE BOARD OF DIRECTORS

Saturday, March 2, 2024, @ 10 AM

Zoom Only

DRAFT Minutes

Call to Order and Establish a Quorum: 10:03

Board Members Present: Kim Phillips, Shelly Fontes, Mark Nelson, Mike Willemsen, Joanie Bennett, Dorothy Hilts, Melissa Huntsman, Gary Ryan.

Homeowners Present: Bruce Henry, Mary Boblet, Debby Beck, Carol Regalia, Sharon Leach, Tina Jones, Mike Smith, 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

2. February Financials –

Dorothy explained that we need to do a roll call vote on everything in a Zoom only meeting. Dorothy moved that we approve the February Financials.

Yes vote: Kim Phillips, Shelly Fontes, Mark Nelson, Mike Willemsen, Joanie Bennett, Dorothy Hilts, Melissa Huntsman, Gary Ryan.

February Board Meeting Minutes –

The February 3, 2024 Board Meeting Minutes are correct in content but somehow when the draft was saved and posted a large gap appeared in the middle of the body of the minutes. This caused Melissa's name as Secretary to be cut off. Dorothy moved that we approve the minutes with the amendment of removing the gap in the document.

Yes vote: Kim Phillips, Shelly Fontes, Mark Nelson, Mike Willemsen, Joanie Bennett, Dorothy Hilts, Melissa Huntsman, Gary Ryan.

Regular Agenda

1. President's Report – Dorothy Hilts

A. Small Claims Court Results -

President Dorothy Hilts Reported: Last August, Mary Boblet filed a claim in small claims court against our Lilac Park Homeowners Association. In her original filing Mary accused us of violating Civil Code 4515 regarding her campaign events. At the October 6, 2024 trial, Mary submitted an additional 17-page Declaration with many, many more accusations of wrongdoing by the Board. A continuation was suggested by Judge Sanders so that we would have time to read and respond to her additional accusations. Finally on February 9, 2024, the court trial was held. I am happy to report that we prevailed in that trial. Judge Sanders' decision, as reported on the Minute Order, states that "*All claims by Plaintiff are denied.*" I want to say that again. ALL CLAIMS BY PLAINTIFF ARE DENIED. This and all the documents involving this case are

public records that you can look up on the Calaveras County Superior Court website. This claim that Mary made created an incredible amount of work for the Board and we are very happy that the ruling was in our favor with no penalties awarded. I hope this clears up any misinformation that has been being spread in our community.

B. February 26, 2024, Executive Meeting

At our February 26th Executive Meeting we discussed this month's small claims trial and reviewed some past legal advice.

C. EPPOC

This month Dorothy had technical problems with Zoom. So rather than give a report we will send the minutes out to everyone.

D. Election Update

The call for candidates will go out on March 14th and are due June 14th.

2. Communication

- Email thanking the Board for all their work in representing the membership in the small claims suit against the HOA.
- Voice mail with questions regarding due date for annual dues
- Member inquiring about the sale and possible pending construction on a property

3. Treasurer's Report – Kim Phillips

- A. **Bank balances** – Checking account \$42,461.84, CD Reserve Fund \$25,643.50. The treasurer opened a savings account with the funds that were left over as of the end of last year.
- B. **Open Invoices** - 7 past due dues, 2 liens, 1 special assessment

4. Pool Manager's Report – Mark Nelson

- A. **General status** – The pool manager, Mark, reported incidents of vandalism at the pool area, including damage to patio chairs, an umbrella stand, and an attempted break-in at the storage shed, which was unsuccessful. The sheriff was called, a report was filed, and the situation was handled with the help of active member Joanie. Replacement of damaged chairs will be necessary for the upcoming summer season.

5. Other Committee Reports

- A. **Social Committee** – Debby Beck, nothing yet but likes the idea of an opening day party.
- B. **Architectural Review Committee** – Mike Willemsen, all is quiet.
- C. **Collections Committee** – Kim Phillips has nothing to report at this time. She wants to thank all the homeowners for getting their dues in on time.

6. Unfinished Business

- A. **Website Update and Design** – Discussion/Possible Action – nothing to report at this time.
- B. **Corporate Charge Card** – Discussion/Possible Action – Shelly provided the board with options for a corporate charge card from US Bank, emphasizing the need to decide on one. One option offers an annual \$100 cashback benefit without any annual fees, which aligns with the board's preference for a no-fee card. The consensus is to acquire a charge card to streamline payments and eliminate the need for personal reimbursements, aiming to pay off the balance monthly to avoid interest charges. Joanie makes a motion to pursue the US Bank charge card and 2nd by Kim.

Yes Vote: Kim Phillips, Shelly Fontes, Mark Nelson, Mike Willemsen, Joanie Bennett, Dorothy Hilts, Melissa Huntsman, Gary Ryan.

- C. **Common Area Clearing Contract** – Discussion/Possible Action – Shelly presented two bids for the common area clean-up from Strickland Tree Services and Greg Chess. Strickland's bid was \$3,000, while Chess's estimate was \$1,820. Chess is local to Arnold, while Strickland is based in Sonora. Shelly aims to have the clean-up completed by the end of April or beginning of May, before the pool opens, pending weather conditions. She offered to follow up with companies that hadn't responded yet. Shelly made a motion to use Greg Chess for the common area clean-up and is second by Mark. Mike suggested to use volunteers to do the clean-up but the board said it was too hard to find reliable volunteers.

Yes Vote: Kim Phillips, Shelly Fontes, Mark Nelson, Mike Willemsen, Joanie Bennett, Dorothy Hilts, Melissa Huntsman, Gary Ryan.

7. New Business

- A. **Communicating the Small Claims Court Results to the Membership** – Discussion/Possible Action – Dorothy suggested to put together a letter with a copy of the minute order, and entry of judgement to be sent to the entire membership. Dorothy makes a motion to create a letter to go out to the membership, Joanie 2nds.

Yes Vote: Kim Phillips, Shelly Fontes, Mark Nelson, Mike Willemsen, Joanie Bennett, Dorothy Hilts, Melissa Huntsman, Gary Ryan.

- B. **Reestablish an Elections Committee to vet candidates** – Discussion/Possible Action – we need to establish an election committee. The Board assigned the same board members as last year: Joanie, Shelly and Melissa

- C. **Designate a Contact Person for Pro Elections** – Discussion/Possible Action
The Board assigned Joanie as the contact for Pro-election

- D. **Establish a Lilac Park Beautification Committee** – Discussion/Possible Action
Gary proposed the creation of a Lilac Park beautification committee to address issues outlined in the CC&Rs and improve the overall appearance of the community. He emphasized the importance of informing property owners about the need to maintain clean yards and address issues like abandoned vehicles, tents, and gas containers. Gary expressed his readiness to lead the initiative once the committee is established. Mary Boblet attempted to volunteer for the committee but was denied by the President. Dorothy makes a motion to create a Lilac Park Beatification Committee: Gary as Chairman and Melissa, and Shelly. 2nd by Mark Nelson.

Yes Vote: Kim Phillips, Shelly Fontes, Mark Nelson, Mike Willemsen, Joanie Bennett, Dorothy Hilts, Melissa Huntsman, Gary Ryan.

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

Shelly Fontes
Mary Boblet

Adjourn at 10:47am

The next Board Meeting will be on Saturday, April 6, 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.

Respectfully Submitted by
Melissa Huntsman