

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

Saturday, June 1, 2024, @ 10 AM

Arnold Lilac Park Homeowners Association Pool, 1000 Lilac Drive, Arnold and via Zoom  
DRAFT MINUTES

**Call to Order and Establish a Quorum: 10:05**

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

**Homeowners Present:** Mary Boblet, Tim Jones, Bonnie Doiel, Sally Zarcone, Megan Osincup, Bob Powell, Sharon & Doug Leach, Rich Sohm, Bruce Henry, Sharif Habibzahad.

**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. May 4, 2024 Board Meeting Minutes
  - B. May Financials – Since today is June 1<sup>st</sup>, the May financials are not yet completed. Approval is tabled.

Without objection, the May 4, 2024 minutes are adopted by general consent.

**Regular Agenda**

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

- A. Election Update – Dorothy reminded everyone nominations for Board positions in the upcoming election are due June 14<sup>th</sup>. The Pre-ballot notice will be sent out June 27<sup>th</sup> and ballots will be sent out July 29<sup>th</sup>.
- B. EPPOC – There has not been a meeting to report on yet this month.

**2. Communication**

- 4 Address updates
- Board compliment from a member on what a good job we're doing
- Member complaint regarding messy properties
- Thank you for sending out the pool opening flyer
- 2 requests looking for someone to service their pools
- Title Company Demand on a property just outside of the Lilac Park boundary
- Question regarding when the pool would open
- Realtor request for information on our facilities
- 23 Address updates through the mail

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

Since today is June 1<sup>st</sup> the May financial reports are not yet complete. The Treasurer's report is tabled.

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

General status – Pool manager reported everything is ready for today June 1<sup>st</sup> opening. Water is 66°. The secretary thanked Mark Nelson and Mike Beck for all the hours they put into getting the pool ready for today's opening. *"Mark and Mike have been the driving force behind our preparations for the June 1st pool opening, investing two weeks into painting, plumbing repairs, patching and general maintenance. Mark's commitment included over 40 hours of meticulous power washing of the pool and deck, ensuring a welcoming environment for our community.*

*Our gratitude also goes to Debby, who dedicated an entire week to deep cleaning and organizing the kitchen drawers, and re-stocking of paper plates and utensils, greatly enhancing our operational readiness."*

### 5. Other Committee Reports

A. **Social Committee – Debby Beck** reported that we will have the July 6 Hot Dog BBQ from 12-2 and the Social Committee added two more events to the summer. Save the date for August 10, 2024, wine night from 5:30-7:00. Kids Ice Cream Social July 27, 2024 from 2-4.

Pool Opening Celebration – We will be serving cookies and punch for the opening.

B. **Architectural Review Committee – Mike Willemsen** There is nothing to report at this time.

C. **Collections Committee – Kim Phillips** Kim is working on delinquent dues notices going out and scheduling hearings.

D. **Lilac Park Beautification Committee – Gary Ryan** Gary is getting ready to send out a letter to the HOA reminding them of the CCR's.

6. **Election Committee – Joanie Bennett** – We have 1 more candidate that put their name in. Mary Boblet, Mark Nelson, Mike Willemsen, Kathy Powell and Tim Jones are all running for the 3 open positions.

### 7. Unfinished Business

A. **HOA Credit Card Update – Dorothy Hilts** – This has been tabled for next meeting.

### 8. New Business

A. **Pool Schedule and Staff – Discussion/Possible Action** – June schedule is all set.

B. **Board Meeting Schedule – Discussion/Possible Action** – Dorothy proposed the following Resolution: Whereas the Annual Arnold 4<sup>th</sup> of July Parade is a major community event and whereas, the Board does not want it's July Board Meeting to conflict with the 4<sup>th</sup> of July Parade, we resolve to hold our July Board Meetings on the second Saturday of July on going. The Resolution passed unanimously.

C. **Election Day Plan – Discussion/Possible Action** – The Board agreed to have the ballot opening at 1:00pm at the pool and have the BBQ at 3:00pm.

D. **Lilac Park Beautification Committee – Gary, Melissa and Shelly** – Tabled. The Board had some suggestions and edits to the letter. The committee will consider the Boards changes and re-send to the Board for approval prior to sending to the HOA membership.

E. **Security Cameras** – Tabled

**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.

**Bob Leach**

**Mary Boblet**

**Bob Powell**

**Mark Nelson**

**Sue Lynch**

**Joanie Bennett**

The next Board Meeting will be on **Saturday, July 13, 2024**, at 10:00am at the Arnold Lilac Park HOA Pool and via Zoom.

**Adjourn at 10:39am**

Respectfully Submitted by  
Melissa Huntsman