

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

Saturday, August 3, 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: 10:07 AM

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

Homeowners Present: Debby Beck, Mary Boblet, Rob Sullivan, Sally Zarcone, Doug & Sharon Leach (he came in later), Bob & Kathy Powell, Christye Hatfield, William Meany.

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. July 13, 2024, Board Meeting Minutes
 - B. July Financials

Without objection, these items are adopted by general consent.

Regular Agenda

1. President's Report – Dorothy Hilts

- A. July 25, 2024, Executive Meeting - At the July 25, 2024 Executive Meeting we approved a letter regarding IDR and records requests.
- B. Election Update - Everyone should have already received their ballot. Please remember that the ballots need to be mailed or delivered to Pro Elections in Murphys, per the instructions on the ballot. Do not drop them off at the pool. Ballots must be received by Pro Elections no later than 5:00pm on August 30th, so mail early to be sure your ballot is received.

Communication

- Question regarding delinquent dues
- Email from member involving concern for a new small claims suit filed against the HOA
- Question regarding pool hours and costs
- Title Company Demand

2. Treasurer's Report – Kim Phillips

- A. Bank balances – Reserve Savings \$4700.39, Reserve CD \$31,649.60, Interest Checking \$25,621.81.
- B. Open Invoices - 14 lots that owe late fees, 19 lots that are 91 days or owing more.

3. Pool Manager's Report – Mark Nelson

- A. General status – The pool looks great, everything is working like it should. At this time of year we get dried up cedar, the pool monitors keep the pool clean and the skimmers are cleaned twice a day.

4. Other Committee Reports

- A. **Social Committee – Debby** – We had our ice cream social. It was a cooler day, with not as many kids but the ones that were there enjoyed the ice cream, Melissa's homemade fudge and caramel. We will have our wine night on Saturday August 10 at 5:30 pm. We hope everyone comes to the event.
- B. **Architectural Review Committee – Mike Willemssen** – Mike made a few phone calls, and drove by the property on Ponderosa that is full of trash. Mike was not able to get through to anyone via phone.
- C. **Collections Committee – Kim Phillips** – Of the 10 we had to suspend use of common area, 5 have paid.
- D. **Lilac Park Beautification Committee – Gary Ryan** – tabled till next month

5. Unfinished Business

- A. **Start Time for the Annual Members Meeting BBQ** – Discussion/Possible Action
Melissa Huntsman suggested the start time for the members BBQ to be ½ hour after the annual meeting. The Board was ok with starting ½ hour after the meeting and posting a 2:30pm time on the flyer.

6. New Business

- A. **2025 Budget – Discussion/Approval** – Joanie worked with Kathy to prepare the proposed 2025 budget. The budget, which was based on the last two years of actuals, aimed to cover expected costs for the next year, with no dues increase in 2025, and with a reserve fund contribution of 20%, which is in line with industry standards. Dorothy emphasized the importance of economizing to increase the reserve fund and avoid future dues increases. Joanie made a motion to adopt the 2025 budget as proposed and was 2nd by Dorothy. **Roll Call vote Yes:** Kim, Shelly, Mark, Mike, Sue, Joanie, Melissa, Dorothy. The proposed budget was approved by the board unanimously.
- B. **Board Meeting Schedule** – Discussion/Possible Action – Dorothy made a motion to approve the 2024-2025 Board meeting schedule and was 2nd by Joanie. The schedule was approved unanimously. (see attached schedule)
- C. **Pool Furniture Purchases** – Discussion/Possible Action – The Board decided to only buy two patio umbrella stands at this time.
- D. **Small Claims Filing** – Discussion/Possible Action – Dorothy told members that a number of members pointed out they saw on the courts website that Mary Boblet has filed a small claims suit against us. It's not official yet because we have not been served.

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.

Doug Leach
Mary Boblet
Joanie Bennett
Sally Zarcone
Bob Powell
Sharon Leach
Debby Beck
Christye Hatfield

Meeting Adjourned: 10:55 AM

The next Board Meeting will be on Saturday, September 7, 2024, at 10:00am at the Arnold Lilac Park HOA Pool 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