

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

Saturday, July 13, 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: 10:01

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

Homeowners Present: Helen Karahalios, Sharon Leach, Debby Beck, Rob Sullivan, Mary Boblet, Tim Jones.

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. June 1, 2024, Board Meeting Minutes – 1 change, add Debby Beck to homeowners present, Dorothy moves and is second by Kim. Passes unanimously.

B. May Financials

C. June Financials

Without objection the financials are adopted by general consent.

Regular Agenda

1. President's Report – Dorothy Hilts

A. EPPOC – Dorothy reported that our representative from Big Trees Association and, State Parks talked about the controlled burns that they're doing and how they are working toward getting the park to a condition that Mother Nature would have had it in, had we not been preventing burning.

B. June 9, 2024, Executive Meeting – at this meeting we approved a letter to a member regarding discipline and declined IDR requests because they were not valid.

C. June 13, 2024, Executive Meeting - Also this morning we had an Executive Meeting to approve a letter to a member regarding discipline.

2. Communication

- 8 Question regarding delinquent dues
- Question regarding insurance carriers
- 2 Complaint letters from members regarding condition of 2 properties
- 3 Phone messages regarding delinquent dues
- Realtor request to update HOA contact and dues information
- Barking dog complaint received from a member
- Pool reservation question
- Title Company Demand request
- Realtor request for CAR Disclosure forms
- Question regarding Firewise status

3. Treasurer's Report – Kim Phillips

A. Bank balances – June financials checking

Interest Checking-\$39,482.97

Reserve CD - \$25,982.01

Reserve savings - \$4700.27

B. CD matures on July 23

The interest rate is 3.93%, we need to decide to extend it. A unanimous vote was taken to rollover the CD for another 7 mos. And in addition, deposit \$5,576.00 from interest checking as our contribution to the reserve account. Kim makes a motion to roll it for 7 months and is 2nd by Joanie. Passes unanimously.

C. Open Invoices – See collections committee report

4. Pool Manager's Report – Mark Nelson – everything is beautiful, water is 79°, evaporation rate is $\frac{3}{4}$ of an inch a day. Pool is maintaining beautiful water level.

5. Other Committee Reports

A. Social Committee – Debby – We had a huge turn out with the 4th of July event 113 guest, cooked 109 hot dogs, Melissa and Marjorie helped immensely. It was a great day, lots of kids. July 27th is the kids ice cream social (2-4 pm) and August 10 in the wine night, and the trip-tip dinner on August 31th after the meeting.

B. Architectural Review Committee – Mike Willemsen – Nothing to report except people improving their lots. A board member mention that there is

one house on Ponderosa with furniture left on the curb. Mike Willemsen will go out to the property and investigate the situation.

C. Collections Committee – Kim Phillips – Kim has been working on delinquent dues, she scheduled hearing and sent out 22 hearing notices, hearings were held on June 26, 2024. 12 lots were scheduled for hearings on 6/26/24. Not one showed up.

- 6 lots paid before the hearings
- 3 lots are on payment plan

Kim sent out suspension of common area use on 6/28/24.

- Suspensions: 2022-1
- 2023-8
- 2024-10

D. Lilac Park Beautification Committee – Gary Ryan, table for next month

6. Unfinished Business

A. HOA Credit Card Update – Dorothy Hilts – we do now have an approved credit card. Dorothy is on the credit card and she will add Kim to the credit card.

B. Pool Staff – Discussion/Possible Action – Dorothy moves that we have Jordan Beck and Debby Back (supervisor) work at the pool, 2nd by Kim. Passes unanimously. Shelley wants to submit Avery Milkowski as a pool monitor candidate, Dorothy moves to approve Avery as a backup and Shelly as a supervisor, pending work permit, I-9, W-4 forms completed, will be added to pool staff. Passes unanimously.

7. New Business

A. Pool Slide – Discussion/Possible Action – Dorothy has contacted the insurance company and they told her they would send to underwriting department and we have not heard back from them yet.

B. Lilac Park Beautification Committee – table for next month

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.

Mary Boblet

Debby Beck

Adjourned at 10:45

The next Board Meeting will be on Saturday, August 3, 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.