

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

Saturday, September 7, 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:** 10:00

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

**Homeowners Present:** In person: Debby Beck, Mary Louise Kennedy, Mary Boblet  
via Zoom: 0

**Consent Agenda**

- 1. August 3, 2024, Board Meeting Minutes**
- 2. August Financials**

Without objection, these items were adopted by general consent.

**Regular Agenda**

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

**A. Executive Meetings**

- August 13, 2024:** We considered actions we can take to recoup delinquent dues and decided which accounts we will move forward now. We also approved an IDR response and discussed our upcoming small claims trial.
- August 22, 2024:** We discussed our upcoming small claims trial, subpoena, and Board Members to represent us. We also approved an IDR response.
- August 26, 2024:** We discussed the subpoena and approved legal expenses caused by the subpoena. We also discussed the continuation of the Small Claims trial to October 24th.

**B. Member Meeting and Election Rescheduled**

We did not make quorum for the August 31, 2024 Member Meeting. We were 6 votes short of the required 102 quorum. The election and members meeting were rescheduled for October 5th. We can use a quorum of 20% hold the election and member's meeting, but if we do that, we need to mail a notice to every member explaining that we need

to reduce the quorum which will cost us about \$300.00. We are optimistic that we will get the full quorum of 102 so we do not have to do that. If any of your neighbors have not voted or lost their ballot, urge them to get another ballot if they need one.

### **C. EPPOC**

There was discussion regarding the County's recent First Draft of the Short-Term Rental Ordinance with our County Supervisor Martin Huberty and Peter Maurer, also with Calaveras County. EPPOC posts both the meeting minutes and the zoom recording of the meeting on their site [eppoc.org](http://eppoc.org). If you have questions or comments you can reach Martin Huberty at [mhuberty@calaverascounty.gov](mailto:mhuberty@calaverascounty.gov) and Peter Mauer at [pmaurer@calaverascounty.gov](mailto:pmaurer@calaverascounty.gov).

Martha Rubin of the Friends of the Calaveras Library, Arnold Branch, announced that there would be an event on Winter Preparedness on 10/26, 9-1:00.

The Stanislaus River Bridge in Big Trees State Park will be closed for repairs by Caltrans because the cement supports need repair. We do not have a date for that yet. They have been putting this off, hoping to complete the prescribed burn in the South Grove before closing the bridge.

### **D. Small Claims Filing**

Many of you know that Mary Boblet is taking our HOA, which is all of us, to small claims court claiming that we have somehow interfered with her campaigning for a board seat. I can assure you that this is absolutely not true. Mary requested 4 evenings for campaign events. She was turned down for those dates because other members had already reserved them. After that she made no attempt to reserve any other evenings, yet she claims we interfered with her ability to campaign. She has also subpoenaed the attorney we have used in the past. It is costing \$440.00 of our dues money to quash the subpoena otherwise we will have to pay even more to have our attorney come to San Andreas to tell the judge that she can't testify to anything because of attorney client privilege. We have an October 24th court date and will keep you apprised.

## **2. Communication**

- 2 Requests for Title Company Demand
- 2 Requests for CAR Disclosure Form
- Statement request from a member
- Request for a Pool form

Email from member for election results  
Annual assessment status request from member

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

- A. Bank balances:
  - Interest Checking: \$25,315.23
  - Reserve CD: \$31,755.24
  - Reserve Savings: \$4,700.51

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

- A. General status- Getting ready for winter. In Oct will shut water off at the street.

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

- A. Social Committee – Debby Beck – Nothing to Report
- B. Architectural Review Committee – Mike Willemsen – Looks like everyone is cleaning up their yards.

Due to a member refusing to conform to meeting rules and refusing to leave when asked, **the Board voted unanimously to adjourn the meeting at 10:11 AM**. The remaining agenda items will be addressed at the October 5, 2024 Board Meeting.

- C. Collections Committee – Kim Phillips
- D. Lilac Park Beautification Committee – Gary Ryan

### **6. New Business**

2024 Annual Policy and Budget Disclosures – Discussion/Possible Action

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

The Annual Election and Member Meeting and next Board Meeting will be on Saturday, October 5, 2024, at 10:00am at the Ebbetts Pass Fire Department Training Room and via Zoom.

Respectfully Submitted By:  
Kim Phillips