

**ARNOLD LILAC PARK HOME OWNERS ASSOCIATION
RESCHEDULED MEETING OF THE BOARD OF DIRECTORS
Friday, October 11, 2024, via Zoom only at 4:00pm
Approved Minutes**

Note: This meeting was rescheduled from Saturday, October 5th, which was adjourned because a member refused to follow the Meeting Rules and Procedures.

Call to order and establish a quorum

The meeting was called to order at 4 PM.

A quorum was established by roll call vote.

Directors Present: Kim Phillips, Shelly Fontes, Mike Willemsen, Sue Lynch, Joanie Bennett, Dorothy Hilts, Gary Ryan, Kathy Powell

Absent: Mark Nelson

Homeowners Present: Sharon Leach, Debby Beck, Mary Louise Kenedy, Mike Ramun, Chrystie 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

A. September 7, 2024, Board Meeting Minutes

B. September Financials

Without objection, these items are adopted by general consent.

Regular Agenda

1. President's Report – Dorothy Hilts

Dorothy thanked outgoing Board member Melissa Huntsman for her service as Secretary to the Board and for her work on the Social Committee. HOA members Doug Leach for volunteering his time to fix our basketball hoop and Dave Lynch, Mike Beck, Mike Smith, John Phillips, Bob Powell and Mark Nelson for their work repairing the wooden fence.

A. September 7th, 16th and 26th, 2024 Executive Meetings

At our September 7th Executive Meeting we discussed pending litigation and voted to approve minimal time for legal advice.

At our September 16th Executive Meeting we discussed and approved a member discipline letter and hearing. We also discussed and approved paperwork involving pending litigation.

At our September 26th Executive Meeting we discussed and approved a records and other requests response. We also discussed and approved paperwork involving pending litigation.

On October 9th we held a disciplinary.

B. EPPOC

October 26, 2024 Winter Wise event at Independence Hall from 9 am – noon.

C. Election Results

Top 3 elected to 3-year seats:

Mike Willemssen	87
Mark Nelson	85
Kathy Powell	81
Tim Jones	22
Mary Boblet	18

2. Communication

- Appreciation from a member for the work we do
- Delinquent member wanting to set up a payment plan
- Title company demand request
- Request from an appraiser for info about our common area amenities to complete a home appraisal

3. Treasurer's Report – Kim Phillips

A. Bank balances

Interest Checking: \$18,680.90

Reserve Fund CD \$31,857.81

Reserve Fund Savings: \$4,700.62

B. Open Invoices

15 past due 90 or more days

1 SIA

4. Pool Manager's Report

Mark absent – no report

5. Other Committee Reports

A. Social Committee – Debby – nothing at this time

B. Architectural Review Committee – Mike Willemsen – everyone seems to be doing their part in keeping the area fire safe, all is well at this time.

C. Collections Committee – Kim Phillips

Filed 7 small claims cases against lots that have been suspended. Hearing date December 20, 2024 at 1:30 pm.

7. New Business

A. 2025 Annual Policy and Budget Disclosures

5-year projected reserve fund plan for the past few years has been to increase dues not more than 20% per year as needed. Some large expenses coming up in the next few years that will require increases to meet. Agreed to leave the plan as is with increases to be determined as needed.

B. Corporate Transparency Act

Information needs to be filed to avoid penalties for non-compliance. Sue will gather information, Joanie will input.

C. Election of Officers

Kim nominated Dorothy for President; Sue seconded.

Sue nominated Joanie for Vice President; Kathy seconded.

Kathy nominated Kim for Treasurer, Joanie amended nomination to include Secretary, Sue seconded.

Kim nominated Gary for Sergeant at Arms; Joanie seconded.

Sue made a motion to elect all of the above, Kathy seconded.

Passed unanimously on a roll call vote.

D. Change from online QuickBooks

More features and less costly for desktop version.

After discussion, Joanie made a motion to switch over to the desktop version of QuickBooks and make arrangements with Anne Sorenson as a user on her payroll, Kim seconded.

Passed unanimously on a roll call vote.

Open Forum

No Open Forum comments.

Meeting adjourned at 4:48 PM

The next Board Meeting on Saturday, November 2, 2024, will be zoom only. We will not have a physical location.

Respectfully Submitted By:
Kim Phillips

Minutes Approved on November 2, 2024