

**ARNOLD LILAC PARK HOMEOWNERS ASSOCIATION**  
**MEETING OF THE BOARD OF DIRECTORS**  
Saturday, December 7, 2024, at 10:00am via Zoom Only  
**Draft Minutes**

**Meeting was called to order at 10:03 AM**

**Quorum Established**

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

**Directors Absent:** None

**Members Present:** Melissa Huntsman, Tim Jones, Bruce Henry, Helen Karahalios, Mary Boblet, Debby Beck

**Consent Agenda**

1. Motion made by Dorothy to approve the following minutes and financials with a correction to the minutes that Shelly wasn't present at the November meeting, seconded by Joanie:
  - A. November 2, 2024 Board Meeting Minutes
  - B. November FinancialsMotion passed on a unanimous vote.

**Regular Agenda**

1. President's Report – Dorothy Hilts

November 2nd executive meeting we discussed a pending IDR request, how we would address it an approved an email to be sent to the member.

At the November 13<sup>th</sup> executive meeting we discussed a pending IDR and decided who would meet with the member and potential meeting dates and times.
2. Communication

Formal complaint from a member against multiple board members  
IDR request  
Delinquent dues inquiry  
Address update  
Notification from a member that they sold their property
3. Treasurer's Report – Kim Phillips
  - A. Bank balances: Checking: \$17,855.44, Reserve Savings: \$4,700.86, Reserve CD: \$32,067.40
  - B. Open Invoices
  - C. CD Matures in January – Matures in February, not January, discussion/possible action tabled until February meeting.
4. Pool Manager's Report – Mark Nelson
  - A. General status – Closed down and secure for the winter.

5. Other Committee Reports

- A. Social Committee – Debby – nothing to report
- B. Architectural Review Committee – Mike Willemsen – Looks like everyone is getting prepared for winter, a lot of raking going on.
- C. Collections Committee – Kim Phillips – Court date for December 20<sup>th</sup> at 1:30

7. New Business

- A. 2025 Election Contract – Joanie will obtain a quote from Pro Elections to be discussed during February meeting.
- B. 2025 Common Area Clean-up Contract – Motion made by Dorothy for Shelly to obtain quotes, seconded by Sue. Quotes to be discussed at February or March meeting. Passed unanimously on a roll call vote.
- C. Adobe App – After discussion, motion was made by Dorothy, seconded by Shelly for the Board to pay for Joanie’s Adobe subscription in January and February and HOA to obtain their own subscription in March. Motion passed on an 8-0-1 roll call vote with Joanie abstaining.

**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  
Sue Lynch

**The next Board Meeting at 10 AM on Saturday, February 1st, 2024, will be zoom only.**

Meeting adjourned at 10:33 AM.

Respectfully Submitted By:  
Kim Phillips