

**ARNOLD LILAC PARK HOMEOWNERS ASSOCIATION**  
**MEETING OF THE BOARD OF DIRECTORS**  
Saturday, March 1, 2025, at 10:00am via Zoom Only  
**DRAFT MINUTES**

Meeting was called to order at 10AM

Quorum Established

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

**Directors Absent:** Mark Nelson

**Members Present:** Mary Boblet, Sharon Leach, Helen Karahalios, Tim & Tina Jones, Debby Beck

### **Consent Agenda**

#### **1. Approve minutes from the previous Board of Directors meetings**

##### **A. February 1, 2025 Draft Board Meeting Minutes**

Motion made by Dorothy to approve the February 1, 2025 Board Meeting  
Seconded by Joanie. Passed unanimously on a roll call vote.

##### **B. January 2025 Financials**

Motion made by Dorothy to approve the January 2025 Financials. Seconded by Joanie. Passed unanimously on a roll call vote.

### **Regular Agenda**

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

##### **A. February 1, 2025, Executive Meeting**

We had an Executive Meeting on February 1, 2025, and discussed the outcome of the small claims case heard on January 28th. No action was taken.

##### **B. Election Update**

The call for nominations will be mailed March 13<sup>th</sup>.

##### **C. Board Contact Information**

We have had a few community members contact Board Members at their personal emails and personal phone numbers. Please do not use our personal emails or phone numbers to contact us. The only acceptable ways to contact the Board is to email us at [info@arnoldlilacparkhoa.org](mailto:info@arnoldlilacparkhoa.org); call us at 209-795-3807; or mail items to us at P.O. Box 722, Arnold, CA 95223. And of course you can come to Board meetings.

#### **2. Communication**

Title Company Demand

Records request from a member

2 Dues question

Common area suggestion from a member with an offer to volunteer time projects  
3 emails supporting the Board's efforts  
3 Complaints from members about a member  
Accusation that records were improperly redacted  
Request containing multiple questions about financials  
Request for HOA regulations on installing a generator  
Reminder from a member on previous IDR agreement  
Request for password  
Demand from a member for an IDR  
Attorney email to a member requesting that member refrain from including her in communications to the Board.

### **3. Treasurer's Report – Joanie Bennett**

#### **A. Bank balances as of the end of January**

Checking Account: \$36,556.72

Reserve Savings: \$18,680.10

Reserve CD: \$32,281.82

The transfers we voted on last month were made on February 26<sup>th</sup>. CD rolled over for another 7 months at 3.69% and will mature on September 23<sup>rd</sup>. The past 7 months, the CD earned \$738.73 in interest.

#### **Account balances as of February 26<sup>th</sup>**

Checking: \$19,614.87

Reserve Savings: \$5,001.10

Reserve CD: \$59,773.29

#### **B. Open Invoices**

10 properties owe for past years' dues. There are about 95 members who have not yet paid this year's dues. Reminder to those members, get your payments to us by March 31<sup>st</sup> to avoid late charges.

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

#### **A. General status no report**

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

#### **A. Social Committee – Shelly Fontes - No report**

#### **B. Architectural Review Committee – Mike Willemsen**

Information request for restrictions on generator installation. PG&E is trimming trees.

#### **C. Collections Committee – Shelly Fontes – No report**

## **7. Unfinished Business**

### **A. 2025 Common Area Clean-up Contract - Discussion/Possible Action**

We've only received 2 bids at this time. Tabled until April.

## **8. New Business**

### **A. Election Time on Saturday, August 30th – Discussion/Possible Action 2 PM**

Dorothy made a motion to hold the election at 2 PM. Seconded by Joanie. Passed unanimously on a roll call vote.

### **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.

Debby Beck

Mary Boblet

The next Board Meeting on Saturday, April 5th, 2024, will be zoom only. We will not have a physical location.

Meeting was adjourned at 10:17 AM

Respectfully Submitted By:

Joanie Bennett, Secretary/Treasurer