

**ARNOLD LILAC PARK HOME OWNERS ASSOCIATION**  
**MEETING OF THE BOARD OF DIRECTORS**  
Saturday, April 5, 2025, at 10:00 AM via Zoom Only  
**DRAFT MINUTES**

Meeting was called to order at 10:01 AM

Quorum Established

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

**Directors Absent:** None

**Members Present:** Debby Beck, Mike Smith, Mary Boblet, Tim & Tina Jones, Sharon Leach

**Consent Agenda**

**A. March 1, 2025, Draft Board Meeting Minutes**

Motion made by Dorothy to approve the March 1, 2025 Board Meeting Minutes. Seconded by Joanie. Motion passed on a unanimous roll call vote.

**B. February and March 2025 Financials**

Motion made by Dorothy to approve the February and March 2025 Financials. Seconded by Shelly. Motion passed on a unanimous roll call vote.

**Regular Agenda**

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

- A. We had an Executive Meeting on March 1, 2025, and discussed and designated a Director to represent the Board in Small Claims on April 11<sup>th</sup>. We also discussed potential IDR dates and a response to several questions, demands and threats.
- B. We had an Executive Meeting on March 25, 2025, and discussed responding to several email complaints from a member. We also discussed and voted on an IDR resolution.
- C. Based on emails received and comments made during Open Forum at last month's meeting, there appears to be a misunderstanding regarding how our info@ email address functions. There is not one individual responsible for monitoring the inbox. When you send an email to [info@arnoldlilacparkhoa.org](mailto:info@arnoldlilacparkhoa.org) the emails are automatically forwarded to ALL Board Members at an address where they receive emails. It is not necessary to add any additional addresses to your emails. When additional directors' personal or ALPHA addresses are added this creates a situation where those directors are receiving 2, 3 and even more copies of the same email which is burdensome and can cause your communication to be overlooked or even accidentally discarded in an effort to unclutter inboxes of duplicate emails.

## **2. Communications**

- 2 Complaints from members about other members
- 12 members with questions regarding dues
- 2 Address updates
- 45 emails from one member containing 2 formal complaints about individual directors, multiple accusations against multiple directors, multiple questions regarding a variety of topics, multiple records requests, IDR requests, demands and threats of court.

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

- A. Bank balances as of March 31, 2025
  - Checking Account: \$34,764.10
  - Reserve Fund CD: \$59,988.65
  - Reserve Fund Savings: \$5,001.60
- B. Open Invoices
  - 9 properties are past due for this year and previous years and about 35 who still owe for this year.

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

- Will start to drain rain water from the pool, pressure wash and take care of some repairs. Will have more information on progress next month.

## **5. Other Committee Reports**

### **A. Social Committee – Shelly Fontes**

- Will meet soon to get ready for May

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

- County is doing a good job of removing snow with new equipment. Nothing new on ARC.

### **C. Collections Committee – Shelly Fontes**

- Nothing new to report.

## **7. Unfinished Business**

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

- After brief discussion, Shelly & Mark to check on dying fir. Motion made by Joanie to accept Peffer's bid for lot clearing with tree pruning and falling, if needed, to be paid from Reserve Fund. Seconded by Sue. Motion passed on a unanimous roll call vote.

## **8. New Business**

### **A. Approve a Website Maintenance Person – Discussion/Possible Action**

Motion by Shelly to authorize Sue Jaeger to maintain the website. Seconded by Sue L. Motion passed on a unanimous roll call vote.

### **B. Approve a Petty Cash Fund in the amount of \$100 - Discussion/Possible Action**

Motion made by Mike to approve petty cash fund in the amount of \$100.00 to be managed by Treasurer. Seconded by Kathy. Motion passed on a unanimous roll call vote.

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

Mary Boblet

Debby Beck

The next Board Meeting on Saturday, May 3, 2025, at 10:00 AM, will be held at the Ebbett's Pass Fire District Training Room, 1037 Blagen Road, Arnold.

Meeting was adjourned at 10:28 AM.

Respectfully Submitted By:

Joanie Bennett, Secretary/Treasurer