

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

Saturday, May 3, 2025, at 10:00 AM

Ebbetts Pass Fire District Training Room, 1037 Blagen Road, and via Zoom
DRAFT MINUTES

Meeting was called to order at 10:05 AM

Quorum established:

Directors Present in Person: Mike Willemsen, Mark Nelson, Dorothy Hilts, Kathy Powell, Joanie Bennett

Directors Present via Zoom: Shelly Fontes, Gary Ryan, Sue Lynch

Directors Absent: None

Members Present in Person and via Zoom: Bob Powell, Mike Smith, Tim & Tina Jones, George & Helen Karahalios, Darwin & Mary Boblet, Debby Beck, Doug & Sharon Leach

Consent Agenda

1. Minutes of the April 5, 2025 Board Meeting

2. April 2025 Financials

Without objection, minutes and financials were passed by general consent.

Regular Agenda

1. President's Report – Dorothy Hilts

A. We held an Executive Meeting on April 5, 2025 where we discussed and agreed upon an IDR response. We also discussed and agreed upon a response to a pre-court demand letter.

B. We held another Executive Meeting on April 17, 2025. We discussed and agreed upon seeking legal advice regarding specific questions arising from our pending Small Claims court case. We also discussed which Directors will represent us in court and research issues.

2. Communications

Title Company Demand

Realtor request for CAR Disclosure

Request for website password

Complaint about a member

Bank request for dues statement

3 Annual Information Forms with no changes to their information

Thank you from a member for all the Board does

4 Records Requests

A demand for payment letter from a member

5 Complaints from a member

3. Treasurer's Report – Joanie Bennett

A. Bank balances as of 4-30-25

Checking Account: \$37,268.18

Reserve Fund CD: \$60,170.59

Reserve Fund Savings: \$5,001.72

Petty Cash: \$67.00

Snack Bar Bank: \$100.00

B. Open Invoices

9 properties are past due for this year and previous years, 20 are delinquent this year for a total of \$16,006.49 in past due assessments.

First quarter payroll taxes were filed.

4. Pool Manager's Report – Mark Nelson

Opening process is a work in progress. Aiming for May 24th for opening day.

5. Other Committee Reports

A. Social Committee – Shelly Fontes

Nothing at this time. Waiting for an opening date.

B. Architectural Review Committee – Mike Willemsen

Nothing to report on the ARC Committee. Mike made mention that everyone seems to be taking care of lot clearing.

C. Collections Committee – Shelly Fontes

Delinquent member paid in full so the HOA dismissed the April 11th court case.

6. Unfinished Business

No unfinished business at this time.

7. New Business

A. 2025 Pool Manager – Discussion/Possible Action

Dorothy made a motion to hire Mark Nelson for the 2025 Pool Manager.

Seconded by Joanie. Passed on a unanimous vote.

B. 2025 Pool Staff – Discussion/Possible Action

Joanie made a motion to hire Stephanie Stanfill, Ashley Stanfill, Bob Powell, Jordan Beck and Kim Phillips as pool attendants. Shelly amended motion to include Avery Miskowski. Seconded by Dorothy. Passed on a 7-0-1 vote with Kathy abstaining due to conflict of interest.

C. Stocking of the snack bar – Discussion/Possible Action

Shelly agreed to take care of stocking the snack bar. No action taken.

D. Stocking of general supplies needed at the pool – Discussion/Possible Action

Shelly agreed to take care of stocking general supplies. No action taken.

E. Pool Opening Day – Discussion/Possible Action

Discussion regarding working towards opening the pool Memorial Day Weekend. An announcement will be sent out when we have a definite date. No action taken.

Open Forum (3 minutes per attendee)

Sharon Leach

Mary Boblet

George Karahalios

The next Board Meeting will be Saturday, June 7, 2024, at 10:00 am, at the Pool, 1000 Lilac Drive, Arnold.

Meeting was adjourned at 10:31 AM.

Respectfully Submitted by:

Joanie Bennett, Secretary/Treasurer