

ARNOLD LILAC PARK HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
Saturday, June 7, 2025, at 10:00 AM
ALPHA Pool, 1000 Lilac Drive, Arnold, and via Zoom
DRAFT MINUTES

Meeting was called to order at 10:01 AM

Quorum established:

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

Directors Present via Zoom: Kathy Powell, Sue Lynch

Directors Absent: Shelly Fontes, Gary Ryan

Members Present in Person: 3 **Members Present via Zoom:** 6

Consent Agenda

Without objection, Minutes of the May 3, 2025 Board Meeting were approved by general consent.

Regular Agenda

1. President's Report – Dorothy Hilts

We held an executive meeting on May 3, 2025 where we discussed a subpoena and designees to represent the HOA. No decisions were made.

We had an executive meeting on May 9, 2025 where we continued a discussion of the subpoena and a draft response and request for legal advice.

A really big thank you to Doug and Sharon Leach. The front of the building looks absolutely beautiful. You guys did a fabulous job and we really, really appreciate it.

2. Communications

5 Complaints regarding financial reports

2 Dues questions

2 Title company demands

2 realtor requests for CAR disclosures

2 Pool question

2 Complaints about a member

Member thanking us for all we do

Title Company question regarding a property in escrow

Complaint from a member regarding 'junkie places'

19 Pool reservation requests

Cease and desist letter from a member

Treasurer's Report – Joanie Bennett

A. Bank balances as of 5-31-25

Checking Account: \$31,016.66

Reserve Fund CD: \$60,359.16

Reserve Fund Savings: \$5,001.85

Petty Cash: \$58.53

Snack Bar Bank was brought back down to \$100.00 on 5-30.

B. Open Invoices

8 properties are past due for this year and past years and an additional 20 properties are delinquent for this year for a total of \$15,384.24 in past due assessments.

Treasurer and Bookkeeper are continuing to work on issues caused by the QuickBooks migration.

C. Monthly Financials

Davis Stirling has no requirement that monthly financials be approved because they are a work in progress. After discussion and with no objections, the procedure of approving monthly financials is being changed to a review by the Board, to be ratified at monthly Board meetings with year-end financials being approved.

The May 2025 financials have been submitted to the Board for review.

4. Pool Manager's Report – Mark Nelson

It's beautiful, it's balanced. Added 130,000 gallons of fresh water to the pool. Pressure washed every inch of it; all winter repairs have been made. We had a pool party yesterday for all the kids that got out of school. Lots of children and that's what we like to see is family and friends using the pool! Thank you to the volunteers who make it all possible.

5. Other Committee Reports

A. Social Committee

4th of July BBQ reminder on July 5th more information will follow.

B. Architectural Review Committee – Mike Willemsen

Nothing to report at this time.

D. Collections Committee

No report at this time.

6. Unfinished Business

At this time, we have no unfinished business.

7. New Business

At this time, we have no new business.

Open Forum (3 minutes per attendee)

4 members spoke during open forum.

The next Board Meeting will be Saturday, July 12, 2025, at 10:00 am, at the Pool, 1000 Lilac Drive, Arnold.

Meeting was adjourned at 10:19 AM.

Respectfully Submitted by:

Joanie Bennett, Secretary/Treasurer