

ARNOLD LILAC PARK HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
Saturday, July 12, 2025, at 10:00 AM
ALPHA Pool, 1000 Lilac Drive, and via Zoom
DRAFT MINUTES

Meeting was called to order at 10:05 AM.

Quorum established:

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

Directors Present via Zoom: Sue Lynch, Shelly Fontes

Directors Absent: Gary Ryan, Mark Nelson

Members Present in Person: 2

Members Present via Zoom: 0

Consent Agenda

Without objection, Minutes of the June 7, 2025 Board Meeting were approved by general consent.

Regular Agenda

1. President's Report – Dorothy Hilts

- A. We held an Executive Meeting on June 7, 2025, where we discussed responses to accusations against Board members in a small claims court case and we discussed emails from this member and drafting a response. We also discussed requests and a small claims suit from another member.
- B. We also held an Executive Meeting June 14, 2025, where we discussed responses to file, with small claims court, and approved the filing.
- C. I know there was concern in the community that our HOA and Board members were being sued by a member for \$8,000. I wanted to update you on the outcome of that small claims suit. The Court did not award punitive damages or fines to the member for the many accusations the member made. So, the HOA does not have to pay anything. The Court does want us to ensure that the Notices of Board Meetings be posted on the website simultaneously or prior to the meeting notices being emailed to the members, and regarding Interim Financial Statements, the Board must comply with CCP 5200's accrual method. I have copies of the Minute Order if anyone would like to read it.
- D. We have another small claims suit by a member for \$4,000, that will be heard on the 25th of this month.
- E. Thank you to Doug & Sharon Leach for donating and putting up the turtles on the front of the building and a backstop net for the basketball hoop.

2. Communications

3 Address updates

Title Company Demand

Pool Reservation

2 Dues questions

3 Pool questions

Member reported neighbor's garbage was broken into

Question from a realtor regarding our HOA

Records request

3. Treasurer's Report – Joanie Bennett

The June 2025 financials have been submitted to the Board for review

Bank account balances as of June 30, 2025 are:

Checking Account: \$21,753.90

Reserve Fund CD: \$60,542.22

Reserve Fund Savings: \$5,001.97

There are 9 properties delinquent for this year and prior years and an additional 17 properties delinquent for this year, for a total of \$14,392.19 in past due assessments.

4. Pool Manager's Report – Mark Nelson

Mark is absent today but he did inform us that everything at the pool is running fine.

5. Other Committee Reports

A. Social Committee – Shelly Fontes

The 4th of July BBQ was a great success with 92 members, family and friends showing up to celebrate.

B. Architectural Review Committee – Mike Willemsen

Nothing to report at this time.

C. Collections Committee – Shelly Fontes

Nothing to report at this time.

6. Unfinished Business

At this time, we have no unfinished business

7. New Business

A. 2024 Financials - Discussion/Possible Action

Thank you to Kathy Powell for the time and energy she put into correcting the issues with the financials caused by the migration from QuickBooks online to the desktop version.

After discussion, Joanie made a motion moves to approve the revised 2024 year-end Financials. Seconded by Dorothy. Motion passed unanimously.

B. 2024 Taxes - Discussion/Possible Action

After discussion, Joanie made a motion that we authorize Kathy Powell to send the necessary 2024 documents to Ebbetts Pass Accounting to prepare amended 2024 tax returns. Seconded by Dorothy. Motion passed unanimously.

Open Forum (3 minutes per attendee)

0 Members spoke during Open Forum.

The next Board Meeting on Saturday, August 2, 2024, at 10:00 am, will be held at the Pool, 1000 Lilac Drive, Arnold.

Meeting was adjourned at 10:18 AM.

Respectfully Submitted by:
Joanie Bennett, Secretary/Treasurer