

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

Saturday, August 2, 2025, at 10:00am  
ALPHA Pool, 1000 Lilac Drive, and via Zoom

**DRAFT MINUTES**

Meeting was called to order at 10:04 AM.

Quorum established:

**Directors Present In-Person:** Mike Willemsen, Dorothy Hilts, Kathy Powell, Joanie Bennett

**Directors Present via Zoom:** Mark Nelson, Shelly Fontes, Sue Lynch

**Directors Absent:** Gary Ryan

**Members Present In-Person:** 8            **via Zoom:** 2

**Consent Agenda**

Without objection, Minutes of the July 12, 2025 Board Meeting were approved by general consent.

**Regular Agenda**

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

- A. We held an Executive Meeting on July 12, 2025, where we agreed upon a general plan for responding in court and chose designees to represent the HOA in small claims court on July 25, 2025.
- B. On July 28, 2025 we held an emergency executive meeting to discuss and agree on a response to an unexpected, time sensitive court document.
- C. The small claims suit for \$4,000 that was supposed to be heard on July 25<sup>th</sup> was postponed until August 22<sup>nd</sup> because the petitioner filed additional accusations without proper notice.
- D. Ballots were sent out last Monday. Please mail them in asap. Even if you don't want to vote, please send the blank ballot in. We need 102 ballots returned to have a valid election on August 30<sup>th</sup>.

**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 July 2025 financials have been submitted to the Board for review.

Bank account balances as of July 31, 2025 are:

Checking Account: \$18,668.27

Reserve Fund CD: \$60,731.96

Reserve Fund Savings: \$5,002.10

Petty Cash balance is \$30.37 and the Snack Bar Bank was brought back down to \$100. Snack Bar deposit will be made next week.

There are 8 properties delinquent for this year and prior years. There are an additional 11 properties delinquent for this year for a total of \$11,806.46 in past due assessments.

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

In excellent shape. Temperature was 71 just now, warms up in the afternoon.

Pool use has been quiet the past few days.

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

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

Getting ready for the Labor Day Potluck

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

Nothing to report.

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

Covered in Treasurer's Report.

### **6. Unfinished Business**

At this time, we have no unfinished business

### **7. New Business**

#### **A. 2025/26 Meeting Schedule - Discussion/Possible Action**

Motion was made by Joanie to approve the 2025/2026 Board Meeting Schedule. Seconded by Dorothy. Motion passed on a unanimous vote.

#### **B. 2026 Budget and Dues - Discussion/Possible Action**

Discussion included proposal of 10% increase in dues in order to have a reasonable contribution to the reserve fund. The budget proposal includes increasing the Pool Manager's salary to \$5,500/year, a \$1,300 increase. Joanie made a motion to increase the Pool Manager salary to \$5,500 per year. Seconded by Mike. Motion passed on a 6-0 vote with Mark abstaining. Joanie made a motion to adopt the 2026 budget with a 10% increase in dues, which would bring the dues to \$364 for improved and \$272 for

unimproved. Seconded by Dorothy. Motion passed on a 6-0 vote with Mike abstaining.

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

4 members spoke during Open Forum.

The next Board Meeting is our annual Membership Meeting on Saturday, August 30, 2025, at 2:00 pm, will be held at the Pool, 1000 Lilac Drive, Arnold. At that time our board election will be held.

Meeting was adjourned at 10:19 AM.

Respectfully Submitted by:

Joanie Bennett, Secretary/Treasurer