

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

Saturday, September 6, 2025, @ 10 AM

Arnold Lilac Park Homeowners Association Pool, 1000 Lilac Drive, Arnold and via Zoom
DRAFT MINUTES

Meeting was called to order at 10:00 AM

Quorum was established.

Directors Present in Person: Joanie Bennett, Kathy Powell, Mark Nelson

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

Directors Absent: Mike Willemsen

Members Present in Person: 0 **via Zoom:** 4

Consent Agenda

Without objection, Minutes of the August 2, 2025 Board of Directors meeting were approved by general consent.

Regular Agenda

1. President's Report – Dorothy Hilts

- A. August 11, Executive Meeting – A draft declaration was discussed and approved for submission to the court. A letter to a member regarding records requests was discussed and approved. A letter to a member regarding a disciplinary hearing was discussed and approved. HOA representatives for a court hearing were approved.
- B. August 13, Executive Meeting/Discipline Hearing – After discussion a determination was made and a determination letter approved
- C. The \$4,000 Small Claims Court case brought by a member against our Homeowners Association, heard on August 22, was denied.
- D. Reminder to members to send in their ballots if they hadn't already. We need to reach a quorum by September 17th.

2. Communication

- 2 Records Request
- 4 Member complaints
- 2 Member on member complaints
- Request for an invoice
- 2 Title company Demand
- 3 Pool use question
- 2 Thank you emails from members
- 2 End of Year BBQ clarification questions
- Ballot question

3. Treasurer's Report – Joanie Bennett

August 2025 financials have been submitted to the Board for review.

Bank Balances as of 8-31-25:

Checking: \$13,306.96

Reserve Fund CD: \$60,922.29

Reserve Fund Savings: \$5,002.23

Petty Cash and Snack Bar Bank are at \$100 each

There are 8 properties delinquent for this year and prior years. There are an additional 9 properties delinquent for this year for a total of \$11,216.11 in past due assessments.

4. Pool Manager's Report – Mark Nelson

Mark thanked everyone for a wonderful summer and all the help from volunteers and staff. He'll be starting winter mode, draining the pool and getting everything shut down.

5. Other Committee Reports

A. Social Committee – Shelly Fontes

Everything went great with the end of season BBQ.

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. 2026 Annual Policy and Budget Disclosures – Discussion/Possible Action

Joanie has started working on it, Shelly offered to help.

B. CD Matures in September – Discussion/Possible Action

Joanie made a motion to roll the Reserve Fund CD over for 7 months at 3.44% interest. Seconded by Kathy. Motion passed unanimously.

Open Forum (3 minutes per attendee)

One member spoke during Open Forum

The next Board Meeting will be on Saturday, October 4, 2025, at 10:00am via Zoom only.

Meeting was adjourned at 10:14 AM.

Respectfully Submitted by:

Joanie Bennett, Secretary/Treasurer