

**ARNOLD LILAC PARK HOMEOWNERS ASSOCIATION
RESCHEDULED ANNUAL MEMBER'S MEETING AND ELECTION**

Saturday, October 4, 2025, @ 10:00am
Ebbetts Pass Fire District, 1037 Blagen Road, and via Zoom
Draft Minutes

1. 2025 Annual Election – Pro Elections

- Quorum was established by Abigail Padou, Inspector of Elections – 98 ballots were received. 20% quorum was implemented.
- Meeting was called to order at approximately 10:10 AM.
- Ballot Count – Meeting continued while ballots were being counted.
- Introduction Elected Board Directors

Inspector of Elections announced the election results as follows:

Erik Ballard received 68 votes

Rod Mettner 66

Shelly Fontes 61

Salah Nassar 58

Gary Ryan 52

Mary Boblet 12

Tim Jones 24

Erik Ballard, Rod Mettner and Shelly Fontes were seated into 3-year terms. Salah Nassar was seated in a one-year term.

2. Financial Report – Joanie Bennett

As some are aware, there were multiple issues this year with switching from the online version to the desktop version of QuickBooks. Those issues were resolved and a new Annual Financial Statement with minor adjustments was created. In an effort to save Association funds, the revised report will be sent to members with the Annual Disclosure in November. We're still waiting on the answer to one more question before amended tax filings can be submitted. The amended tax filings shouldn't have any effect our tax liability.

The Reserve Fund has increased from around \$25,000 in 2022 to a current total of \$66,102.83 which puts us in a much better position than we were a few years ago for some upcoming maintenance needs.

After not raising dues for the 2025 fiscal year, the Board approved a 2026 Proposed Budget which includes a 10% increase in Annual Assessments, commonly referred to as dues. This increase was necessary to cover two years of cost-of-living adjustments and to provide for adequate funding for the reserves.

The amount for unimproved properties in 2026 will be \$272.00 and improved properties will be \$364.00. Invoices for 2026 will be mailed out in December so please be sure we have your current mailing address. Annual Assessments are due on January 1st and considered past due if not received by March 31st. The Proposed Budget will be sent to everyone in the Annual Disclosure but is available at this time on request.

3. Member Agenda Items Request by Mary Boblet

A. Use of tech devices at meetings

Mary addressed multiple concerns she has with Board Members and a number of rules that are in place.

B. Common Area access concerns for all amenities/facilities

Mary addressed her concerns with multiple issues.

Open Forum

6 Members spoke during Open Forum

Meeting was adjourned at 10:44 AM

Respectfully Submitted by:

Joanie Bennett, Secretary/Treasurer