

**ARNOLD LILAC PARK HOMEOWNERS ASSOCIATION**

**MEETING OF THE BOARD OF DIRECTORS**

Saturday, October 4, 2025, Following the Rescheduled Members Meeting

Ebbetts Pass Fire District, 1037 Blagen Road, and via Zoom

**Draft Minutes**

Meeting was called to order at 10:47 AM.

Quorum established by roll call:

**Directors Present In Person:** Mark Nelson, Sue Lynch, Joanie Bennett

**Directors Present via Zoom:** Shelly Fontes, Mike Willemsen

**Directors Absent:** Kathy Powell, Salah Nassar, Erik Ballard, Rod Mettner

**Members Present In Person:** 6                    **Members Present via Zoom:** 4

**Consent Agenda**

Without objection the Minutes of the August 30, 2025 and September 6, 2025 Board Meeting Minutes were approved by general consent.

**Regular Agenda**

**1. Election of Officers – Discussion/Possible Action**

- A. Nominations were opened for the position of President. Shelly nominated Kathy Powell. No other nominations were made. Joanie made a motion to elect Kathy as President. Seconded by Sue. Motion passed on a unanimous roll call vote.
- B. Nominations were opened for the position of Vice President. Joanie nominated Shelly Fontes. No other nominations were made. Joanie made a motion to seat Shelly as Vice President. Seconded by Sue. Motion passed on a unanimous roll call vote.
- C. Nominations were opened for the position of Secretary. Shelly nominated Joanie Bennett. No other nominations were made. Joanie made a motion to seat Joanie as Secretary. Seconded by Sue. Motion passed on a unanimous roll call vote.
- D. Nominations were opened for the position of Treasurer. Sue nominated Joanie Bennett. No other nominations were made. Joanie made a motion to seat Joanie as Treasurer. Seconded by Sue. Motion passed on a unanimous roll call vote.

## **2. Communications**

Pool reservation question

ARC Request

Dues Question

Question regarding the pool

1 member complaint about a board member

IDR request

We received the Entry of Judgment relieving us of any liability on the most recent small claims court case that was heard on August 22<sup>nd</sup>.

Mention was made that we also have 2 older member complaints which were received in August. An Executive Meeting will be scheduled in the near future to address the complaints and IDR request.

## **3. Treasurer's Report – Joanie Bennett**

The September 2025 Financials have been submitted to the Board for review.

Bank Balances as of 9-30-2025:

Checking Account: 9,033.89

Reserve Fund Savings: \$5,002.35

Reserve Fund CD: \$61,100.48

Petty Cash and Snack Bar Bank are currently at \$100.00 each.

6 properties are delinquent for this year and prior years, two of which are on payment plans. There are an additional 7 properties delinquent for this year for a total of \$9,952.52 in past due assessments. 3 properties were brought current in September so, progress is being made on the past due accounts.

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

Mark is getting the pool ready for winter.

## **5. Architectural Review Committee – Mike Willemssen**

Request was received and approved to cut down trees.

## **6. Other Committee Reports**

### **A. Social Committee**

The end of year BBQ went really well. We'll make some plans and get ready for next year.

### **B. Collections Committee**

Nothing at this time.

## **7. Unfinished Business**

No unfinished business at this time.

## **8. New Business**

### **A. Committee Chair Appointments – Discussion/Possible Action**

Shelly was asked and agreed to continue chairing both the Social Committee and the Collections Committee. Joanie made a motion to appoint Shelly as Chair for both the Social and Collections Committees and authorize her to add any additional committee members. Seconded by Sue. Motion passed on a unanimous vote.

### **B. Appoint Agent for Process – Discussion/Possible Action**

Dorothy has agreed to continue as Agent for Process.

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

4 Members spoke at Open Forum.

The next Board Meeting will be on Saturday, November 1, 2025, at 10:00 AM via Zoom only.

Meeting was adjourned at 11:09 AM.

Respectfully Submitted by:

Joanie Bennett, Secretary/Treasurer