

ARNOLD LILAC PARK HOMEOWNERS' ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
Saturday, November 1, 2025 @ 10 AM via Zoom only
DRAFT MINUTES

The meeting was called to order at 10:01 AM

Quorum Established

Directors Present: Kathy Powell, Shelly Fontes, Joanie Bennett, Mark Nelson, Mike Willemsen, Rod Mettner

Directors Absent: Sue Lynch, Erik Ballard, Salah Nassar

Members Present: 8

Review of Meeting Rules as stated on the Agenda.

Open Forum- Public comments

5 members spoke during Open Forum

Consent Agenda

1. Approve minutes from previous Board of Directors meetings

A motion was made by Shelly to approve the minutes of the August 30, 2025 Annual Member's Meeting, October 4, 2025 Board Meeting and October 4, 2025 Annual Member's Meeting. Seconded by Joanie. Motion passed on a unanimous roll call vote.

Regular Agenda

1. 2025 Election Results- Introduction of the Board

Erik Ballard received 68 votes, Rod Mettner received 66, Shelly Fontes received 61 with all three being elected to 3-year terms. Salah Nassar, receiving 58 votes, was elected for a one-year term.

2. Correspondence

2 Dues question

Request for assistance contacting a member

Request for an ADR

Annual Information Update

Kathy made a statement clarifying that the proper methods of delivering communications to the Board are through USPS, email, and at an Open Board Meeting. The Board has not assented to personal delivery of HOA communications to personal residences or places of business.

3. **President's Report**

The Board held an Executive Meeting on October 13, 2025 to discuss a request received. A response to the request was approved.

4. **Treasurer's Report**

October 2025 Financials were not yet ready for review. They will be submitted to the Board as soon as they are completed.

After double checking with both the IRS and QuickBooks Specialists, our Tax Preparer has determined that there is no need to file an amended 2024 return due to the fact that the corrections made to our 2024 financials had no effect on our tax liability.

5. **Pool Manager's Report**

Pool has been winterized. Chains on two broken swings will be repaired.

6. **Other Committee Reports**

- A. **Social Committee** – Nothing to report at this time.
- B. **Architectural Committee** – Nothing to report at this time.
- C. **Collections Committee** – Nothing to report at this time.
- D. **Other Reports** - None

7. **Old Business**

At this time, we have no old business.

8. **New Business**

A. **Year End Disclosure Statements** – Discussion/Possible Action

A draft document had been submitted to the Board for review. A motion was made by Joanie to approve the Year-End Disclosure as submitted. Seconded by Shelly. Motion passed on a unanimous roll call vote.

A. **Pool Manager Salary 2025** – Discussion/ Possible Action.

Due to a conflict of interest, Mark left the meeting prior to discussions. At an earlier meeting, an increase in the Pool Manager salary was approved for 2026. Kathy explained the extent of the Pool Managers duties and made a motion that the increase be retroactive which would give the Pool Manager an additional \$1,300 for 2025. Seconded by Joanie. Motion passed unanimously on a roll call vote of the 5 remaining directors.

The next meeting will be on December 6, 2025, at 10:00 AM via Zoom.

Meeting was adjourned at 10:26 AM.

Respectfully Submitted by:
Joanie Bennett, Secretary/Treasurer