

ARNOLD LILAC PARK HOMEOWNERS' ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
Saturday, December 6, 2025 @ 10 AM via Zoom only
DRAFT MINUTES

The meeting was called to order at 10:03 AM.

Quorum Established

Directors Present: Kathy Powell, Joanie Bennett, Mark Nelson, Rod Mettner, Shelly Fontes, Sue Lynch,
Mike Willemsen, Erik Ballard, Salah Nassar

Directors Absent: None

Members Present: 5

Open Forum- Public comments (3 minutes per homeowner)

1 member spoke during Open Forum

Consent Agenda

1. Approve minutes from previous Board of Directors meetings

A motion was made by Joanie to approve the minutes of the November 1, 2025 Board meeting. Seconded by Shelly. Motion passed on a unanimous roll call vote.

Regular Agenda

1. Correspondence

2 member on member complaints
Records request

2. President's Report

A. November 1, 2025 – Executive Meeting

We approved actions to take on IDR and ADR requested by members.

B. November 14, 2025 – Executive Meeting

We discussed and approved who was going to represent at the ADR and IDR requests.

2. Treasurer's Report

The October and November 2025 financials have been submitted to the Board for review.

Bank account balances as of November 30th are:

Checking Account: \$3,390.56

Reserve Fund CD: \$61,426.66

Reserve Fund Savings: \$5,002.60

There are 6 properties delinquent for this year and prior years, two of which are on payment plans. There are an additional 6 properties delinquent for this year for a total of \$9,277.01 in past due assessments.

4. Pool Manager's Report

Facility has been fully drained and water turned off. Swings have been repaired.

5. 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

6. Unfinished Business

No unfinished business.

7. New Business

A. 2026 Elections Quote from PRO Elections – Discussion/Possible Action

A motion was made by Shelly to obtain a quote from Pro Elections for the 2026 elections. Seconded by Sue. Motion passed on a unanimous roll call vote.

B. 2026 Lot Clearing Bids – Discussion/ Possible Action

A motion was made by Joanie for Shelly to obtain quotes for lot clearing. Seconded by Mark. Motion passed on a unanimous roll call vote.

C. Update Election Rules to Allow Online Voting – Discussion/ Possible Action

A motion was made by Shelly to have the Election Rules updated to include electronic voting for a cost of \$350. Seconded by Mark. Motion passed on a unanimous roll call vote.

The next meeting will be on February 7, 2026, at 10:00 AM via Zoom

Meeting was adjourned at 10:19 AM.

Respectfully Submitted by:

Joanie Bennett, Secretary/Treasurer