

**ARNOLD LILAC PARK HOME OWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS**

Saturday, February 7, 2026 @ 10 AM via Zoom only

Draft Minutes

The meeting was called to order at 10:02 AM.

Quorum Established

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

Directors Absent: Salah Nassar

Members Present: 4

Open Forum- Public comments (3 minutes per homeowner)

4 members 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 December 6, 2025 Board meeting. Seconded by Shelly. Motion passed on a unanimous roll call vote.

Regular Agenda

1. Correspondence

1 Member complaint against another member

Title company demand

3 Updated member information

2 Member complaints against the Board

Information inquiry from a realtor

Realtor request for CAR disclosure

Dues question

2. President's Report

A. December 6, 2025 – Executive Meeting

Discussion regarding IDR meeting and response letter. Discussion regarding member-on-member complaints and drafted response letters.

B. January 20, 2026 – Executive Meeting

We discussed mediation but the requesting member did not accept any of the three dates that the Board offered.

3. Treasurer's Report

The December 2025 and January 2026 financial reports were submitted to the Board for review.

The year-end balance of \$1,063.66 was transferred from the checking account to the Reserve Fund savings account, leaving a balance of \$695.56 in the checking account to account for prepaid 2026 dues.

Bank account balances as of January 31st are:

Checking Account: \$31,596.65

Reserve Fund CD: \$61,759.96

Reserve Fund Savings: \$6,066.53 for a total of \$67,826.49 in the Reserve Fund.

There are 10 properties delinquent for prior years for a total of \$8,444.61 in delinquent dues. 91 properties have paid their 2026 dues.

4. Pool Manager's Report

Closed for winter. Starting to get ready for the pool season with help from Mike & Debby Beck.

5. Other Committee Reports

A. **Social Committee** – Nothing to report

B. **Architectural Committee** – Nothing to report

C. **Collections Committee** – Nothing to report

D. **Other Reports** – Nothing to report

6. New Business

A. **Adopt Updated Election Rules to Allow Online Voting** – Discussion/Possible Action

Brief discussion regarding additional changes to the proposed Election Rules. A motion was made by Joanie to include the changes and resend to members for review. Seconded by Sue. Motion passed on a unanimous roll call vote.

B. **Electronic Online Voting for 2026 Elections** – Discussion/Possible Action

A motion was made by Sue to implement electronic voting for the 2026 election. Seconded by Joanie. Motion passed on a unanimous roll call vote.

C. **2026 Election Contract with Pro Elections** – Discussion/Possible Action

Discussion regarding a hybrid version allowing for paper ballots and electronic versus all electronic voting. A motion was made by Joanie to accept the proposal from Pro Elections for a hybrid version. Seconded by Rod. Motion passed on a unanimous roll call vote.

D. **2025 Year End Financials** – Discussion/Possible Action

A motion was made by Sue to approve the 2025 Year End Financials. Seconded by Mark. Motion passed on a unanimous roll call vote.

E. **Ebbetts Pass Accounting to Prepare the 2025 Taxes/Appoint Liaison** – Discussion/Possible Action

A motion was made by Joanie to use Ebbetts Pass Accounting for tax preparation and to authorize Kathy to work with and provide Ebbetts Pass Accounting the necessary documents. Seconded by Sue. Motion passed on a unanimous roll call vote.

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

Meeting was adjourned at 10:27 AM

Respectfully Submitted by:

Joanie Bennett, Secretary/Treasurer

3-2-2026