

Palmer Lake Beach Club Inc.

Board Meeting Minutes, 2021-01-28, 7:00pm, South Beach Offices

- 1. Call to order:** 7:07pm
- 2. Roll Call:** Dolores Starr, Treasurer; Jada French, Board Member; Kim Hunsaker, 2nd VP; Jeffery Prestage, 1st VP, Robert Perry, President; Sarah Watkins, Secretary; Rosa Velder, Operations Manager.
- 3. President Comments:**
 - a. Agenda review and ask for changes.
 - b. Setting of March General Member Meeting date & time: Agreed to be March 27th, 2021 @ 10:00am. All via Zoom, Board Members in person in office.
 - c. Agenda Draft: - See Attached Page.
 - d. Finalization of Budget Worksheet: For draft capital spending plan:
 - \$9,000: Arlo security system, North & South Beaches, with wireless LAN connection.
 - \$48,000: Replace four docks, change fishing docks to "T" configuration, replace swimming platform, add swim ladder and slide to swimming platform.
 - \$10,000: Irrigation system for ball field. Assume \$500 additional per year in mowing expense.
 - \$25,000: Beach Revitalization: Both Beaches – add commercial style benches, set in concrete 2 at each beach, plus 2 at ballfield. South Beach: Grade shore, add sand and rounded pebble gravel by and into water. Clean up and replace pebble in kids play pit.
- 4. Secretary/Operations Manager:**
 - a. Discussions of general correspondence and communications. No particularly noteworthy communications – all was routine.
- 5. Treasurer/Rosa Velder (Bookkeeper/Opns Mgr):**
 - a. Financial Report. Income statement and balance sheet reviewed. Cash management and ROI was discussed. Robert Perry agreed to ask Sound CU to make a presentation to the Board with options that preserve the fiduciary level of care for funds, while improving the return. Sarah Watkins made a motion to accept the report, Kim Hunsaker seconded the motion. The motion passed unanimously.
 - b. Security and Bookkeeping/Operations budget burn rate. It was reviewed that we are under budget, but current burn rate will exceed budget by June 30th. It was agreed to maintain the level of service and get membership guidance at General Member Meeting in March. It was noted that revenue is substantially higher than plan.
 - c. Collection activity update. It was discussed that we have 36 members with a balance over \$450, and that this is lowest number of significantly delinquent members in the last few years. The 36 have been turned over to the PLBC attorney for further collection action.
- 6. Committees – Results/Schedule:**
 - a. Audit Committee: Audit committee has been scheduled and should complete their work on-time.
 - b. Budget Committee: Budget committee must complete its recommendation to the Board by mid-February so that the budget can be finalized for submission to the members with the General Member Meeting notice in the 3rd week of February.

- c. Lake Water Quality Committee: Patrick Pockat Chair. Jeffery, Tony Russo, Rosa Velder. Jeffery agreed to reach out to Patrick and get this committee moving so we have a plan for discussion at the General Member Meeting in March.
- d. Community Investment Committee: The comments and recommendations from the Committee were discussed, and mostly incorporated into the capital budget noted in Section 3d above.

7. Additional Items:

- a. Speeding: A series of concerns raised by a member regarding speeding in the community was discussed. It was agreed that the issue will be raised for member discussion at the March General Member Meeting.
- b. PLBC Entrance Sign: It was discussed that Jada and Jeffery would have a discussion with the property owner, and further discuss the issue. The Board agreed that paying a nominal fee per year to keep the sign there, having lighting, etc is reasonable. It was also discussed how to help the homeowner maintain privacy along the area by the sign and the road. Using PLBC funds for such help was not approved.

8. Executive Session:

- a. Update & Discussion of Property Compliance Status: The following actions were approved:
 - 1809 194th Ave Robertson: Impose current fine. Send new notification of non-compliance with a \$6,000 fine.
 - 1704 194th Ave Fengel: Impose current fine. Send new notification of non-compliance with a \$3,000 fine.
 - 19615 18th St SW Stevens/Kane: Initial fine is imposed. Regarding 2nd Notification, non-compliance is cured.
 - 19615 21st St Ct SW Bourland: Current fines imposed. Send new notification of non-compliance with a \$3,000 fine.
 - 19625 18th St SW HPA Borrower: Current non-compliance cured. Case closed.
 - 19717 17th St SW Creative Commercial Investments: Current non-compliance cured. Case closed.
 - 1805 194th Ave SW Roisum: Action held, property is sale pending.
 - 197117 20th St SW Dillon: Further research required.
- b. Audit Interest. After discussion of this matter, no action was taken by the Board of Directors.

9. Next Board Meeting: Thursday, February 25th, 2021.

10. Adjourn: 9:10pm

Draft Agenda
General Membership Meeting
March 2021

Call to Order.

Pledge of Allegiance.

Review of Agenda/member motions.

Overall Operations Review.

Financial Review

Burn rate for accounting/bookkeeping, and security.

Audit Committee Report

2021-2022 Budget Recommendation and Vote.

Board Membership Position Expiring: Kim Hunsaker

Board Membership Position – Alternate Appointed Until 6-30-21: Jada French

Board Membership – We Need 2 Alternates to be Elected

Spring Summer Events – Kim Chair (Easter, Nat'l Night Out, Halloween, Palmer Lake Daze, Santa at PLBC)

Speeding signs