

## Palmer Lake Beach Club Inc.

### Board Meeting Minutes

2021-02-25, 7:00pm,

South Beach Offices

1. **Call to order:** 7:05pm
2. **Roll Call:** Dolores Starr, Treasurer; Sarah Watkins, Secretary; Kim Hunsaker, 2<sup>nd</sup> Vice-President; Robert Perry, President; Rosa Velder, Operations Manager.
3. **President Comments:**
  - a. Agenda review and ask for changes: All additional items are incorporated in these minutes.
  - b. Approval of 2021-01-28 Board Meeting Minutes: After review, Sarah Watkins made a motion to approve the minutes. Dolores Starr seconded the motion. All were in favor; the motion was approved.
  - c. Flowers for Miriam Goad: Dolores Starr made a motion that the Board approve up to \$50 to buy flowers for Miriam Goad, wife of Rich Goad, Maintenance Supervisor. Miriam is ill and has been moved to rehabilitation after a brief hospital stay. Sarah Watkins seconded the motion. All were in favor; the motion was approved.
4. **2nd VP Assumption of Chairmanship:** Upon the request of the President, 2<sup>nd</sup> VP Kim Hunsaker assumed chairmanship of the meeting for the Board to discuss the approval of a construction request for Robert Perry, President and member. Robert Perry abstained from voting or discussion of the request after reviewing the plans and answering any questions of the Board. After discussion of the Board, Dolores Starr made a motion that Robert Perry's construction plans be approved. Kim Hunsaker seconded the motion. All were in favor; the motion was approved. After this matter, Robert Perry reassumed chairmanship of the meeting.
5. **Secretary/Operations Manager:**
  - a. Discussions of general correspondence and communications. Everything was routine with no unusual events.
6. **Treasurer/Rosa Velder (Bookkeeper/Opns Mgr):**
  - a. Dolores Starr reviewed the financial report with the Board. Kim Hunsaker made a motion that the financial report be accepted. Sarah Watkins seconded the motion. All were in favor; the motion was approved.
  - b. Collection activity was discussed. PLBC will continue normal collection activities.
7. **Executive Session:**
  - a. Open non-compliant properties were discussed. It was agreed that prior to the next board meeting a property drive-by and photography will take place, and those properties which have been given notice of non-compliance and remain uncured will be reviewed for the billing of the non-compliance fine at the next board meeting.
  - b. On Lake Drive it appears that someone is living in an RV. The Board agreed to send a letter of non-compliance with 20 days to correct and the imposition of a \$1,000 fine if non-compliance is not cured. Approved by the four Board members.
  - c. The Robertson property was discussed. The four Board members voted to deny the appeal.
8. **Next Board Meeting:** March 25<sup>th</sup>, 2021 (2 days prior to General Member Meeting), Then April 8<sup>th</sup> to comply with Bylaw's requirement of a Board Meeting within two weeks after a General Member Meeting.
9. **Adjourn:** 8:06pm

**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.

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