

## Palmer Lake Beach Club Inc.

### Board Meeting Minutes

July 22<sup>nd</sup>, 2021, 7:03pm

### South Beach Offices

1. **Call to order:** 7:04PM
2. **Roll Call:** Johnathan Lund, Alternate – Acting Director (Until Arrival of Kim Hunsaker, who arrived at 7:30p); Dolores Starr, Treasurer; Rich Goad, Maint Supv; Rosa Velder, Opns Mgr; Sarah Watkins, Secretary; Jeffery Prestage, 1<sup>st</sup> VP; Kim Hunsaker, 2<sup>nd</sup> VP (arrived at 7:30pm); Robert Perry, President.
3. **President Comments:**
  - a. Agenda review and ask for changes.
  - b. Review of the meeting minutes from the 2021-06-24 Board Meeting. After review, Jeffery Prestage made a motion that minutes be approved, Sarah Watkins seconded the motion. The motion passed on unanimous approval.
  - c. Robert Perry welcomed Johnathan Lund, newly elected Board Alternate and did a quick review of the operating Board process, fiduciary duty/obligations, representation by HOA attorney, and related topics.
4. **Secretary/Operations Manager:**
  - a. Discussions of general correspondence and communications. There were no non-routine communications to discuss.
5. **Treasurer/Rosa Velder (Bookkeeper/Opns Mgr):**
  - a. Financial Report. Dolores Starr reviewed the financial report, and there was some brief explanations to questions by Johnathan Lund. After discussion Sarah Watkins made a motion to approve the financial report, Johnathan Lund seconded the motion. The motion passed on unanimous approval.
  - b. Robert Perry did a brief review of Gov Inslee’s proclamations and time window and its impact on late fees and other issues. In summary, until the Governor proclaims otherwise, or the state of emergency is lifted, the HOA cannot charge late fees.
6. **New Business:**
  - a. Robert Perry updated the Board with the discussions that have been held with a construction company to refine the plans and specifications and get an initial quote.
  - b. The Board discussed the recent July 4<sup>th</sup> PLBC Barbeque. Attendance was about 25 people, and the board discussed future efforts to improve attendance. Because the 4<sup>th</sup> was a Sunday, there was some discussion that attendance was negatively impacted. There will be a future discussion regarding signage for events.
  - c. National Night Out is still planned for August 3<sup>rd</sup>. Sarah Watkins, Dolores Starr, Rosa Velder and Kim Hunsaker will coordinate and publicize. PLBC will offer hamburgers and hot dogs.
  - d. Johnathan Lund asked about fishing after dark and handicapped use of motorized boats on the lake. The Declaration was reviewed and discussed, and issues related to lake usage after dark, crime and other factors were also discussed. In the end, no change of policy was advocated or adopted. PLBC property remains closed after dark, and no motorized boats are allowed.
7. **Executive Session:** The Board then went into Executive Session to discuss non-compliance issues. During the discussions, no actions were taken.
8. **Next Board Meeting:** August 26, 2021
9. **Adjourned:** 8:41pm