

## **Palmer Lake Beach Club Inc.**

### **Board Meeting Draft Agenda, October 27<sup>th</sup>, 2021, 7:00pm South Beach Offices**

- 1. Call to order:** 7:03pm
- 2. Roll Call:** Jada French, Board Alternate, Acting As Secretary in the Absence of Sarah Watkins; Dolores Starr, Treasurer; Rich Goad, Maint Supv; Rosa Velder, Opns Mgr; Kim Hunsaker, 2<sup>nd</sup> VP; Jeffery Prestage, 1<sup>st</sup> VP, Robert Perry, President.
- 3. President Comments:**
  - a. Agenda review and ask for changes.
  - b. Review of the meeting minutes from the 2021-09-23 Board Meeting. Dolores Starr made a motion to approve the minutes, Kim Hunsaker seconded the motion, the motion passed with a unanimous vote.
  - c. Review meeting deck for Saturday General Member Meeting. No significant changes were made.
- 4. Secretary/Operations Manager:**
  - a. Discussions of general correspondence and communications.
- 5. Treasurer/Rosa Velder (Bookkeeper/Opns Mgr):**
  - a. Financial Report. Kim Hunsaker made the motion to approve, Jeffery Prestage seconded the motion, the motion passed with a unanimous vote.
  - b. Budget mismatch discussion. There was a discussion that the budget prepared for the Spring 2021 General Membership has an error of \$500.00 overall, it was agreed we would research and discuss again.
  - c. Legal collection discussion. There was a general discussion of standard collection activities, and no changes were made to general collection policies already in place.
- 6. New Business:**
  - a. Review of capital funds construction actions. Robert Perry noted that we were expecting a signed contract from the construction company on an imminent basis.
  - b. Lake level maintenance discussions. There was some concern that the level of the lake was becoming a bit low, and should we continue to pump water into the lake which has a impact on our electric bill. The discussion centered on the Walther's right of 2" of water from the lake. It was discussed that Jeffery Prestage would discuss with the Walthers if they needed the water this late in the fall. It was also noted that the old easement the Walthers had did not include an obligation for the HOA to pump water to them, and the existence of a large catch basin on their property enabled them to drop a sump pump into the catch basin to pump water from the lake at their discretion.
- 7. Executive Session:**
  - a. The Board went into executive session, and discussed the following:
  - b. Non-Compliant Property Discussions:
    - Robertson, 1809 194<sup>th</sup> Ave SW – The property is cleaned up now, and no further non-compliance action is needed. A letter will be sent to the owner to that effect.
    - Biddle, 1908 197<sup>th</sup> Ave SW – We will impose the \$1,500 fine, and issue a new letter of Non-Compliance, with 30 days to cure or a \$3,000 fine.
    - Parsons, 2021 Lake Drive SW – We will impose the \$1,500 fine, and issue a new letter of Non-Compliance, with 30 days to cure or a \$2,500 fine.

- Fengel, 1704 194<sup>th</sup> Ave SW – We will impose the \$3,500 fine and issue a new letter of Non-Compliance with 30 days to cure or a \$5,000 fine.
  - Gerstner, 2215 197<sup>th</sup> Ave SW – We will impose the \$3,000 fine and issue a new letter of Non-Compliance with 30 days to cure or a \$3,500 fine.
  - Gill, 19212 24<sup>th</sup> St SW – We will impose the \$2,000 fine and issue a new letter of Non-Compliance with 30 days to cure or a \$2,500 fine.
  - Smith, 2224 194<sup>th</sup> Ave SW – We will impose the \$1,500 fine and issue a new letter of Non-Compliance with 30 days to cure or a \$2,500 fine.
  - For all of the actions in this section, the Board vote was unanimous
- c. Employee pay levels. After detailed discussions of employee pay levels and changes in the consumer price index (inflation) of more than 6%, Dolores Starr made a motion that we give our employees a 6% temporary pay raise, from November 1, 2021 to June 30, 2022. It will be reviewed as part of the new budget cycle for the 2022~2023 fiscal year to determine if it will be permanent. Jada French seconded the motion, the vote of the board was unanimous.

**8. Next Board Meeting:** Thursday, November 11<sup>th</sup>

**9. Adjourned:** 8:57pm