

Palmer Lake Beach Club (PLBC) Inc.

Board Meeting Minutes, June 22, 2023, 7:00pm South Beach Offices

1. **Call to order:** 7:00pm
2. **Roll Call:** Dolores Starr, Secretary; Rosa Velder, Member/Opns Mgr; Nancy Carr, Member; Kim Hunsaker, 2nd VP; Valerie Lindborg, Member; Jay Wood, Maint Tech/Member; Sarah Watkins, Treasurer; Tanya Stevens, Member; Jeffrey Prestage, Maint Coord; Devyn Vining; Member; Chris Krieger, Member; Kathy Wright, Board Member.
3. **President Comments:**
 - a. Agenda Review – Asked for changes.
 - b. Minutes for approval:
 - 2023-05-29. Sarah made a motion to approve, Kim seconded the motion, there was no further discussion and the motion passed on unanimous vote.
 - c. Right to Be Heard – Valerie Lindborg made brief comments regarding living in an RV. The board decided to discuss the comments in executive session.
 - d. Reserve discussion. The Board reviewed that in a prior member meeting it was agreed that we will maintain an informal reserve amount equal to one year's dues. See motion below.
4. **Secretary/Operations Manager:**
 - a. Discussions of general correspondence and communications. There was no unusual issues or items to report.
5. **Treasurer - Sarah Watkins/Rosa Velder (Bookkeeper/Opns Mgr):**
 - a. Monthly financial report review. After discussion, Dolores Starr made a motion to accept, Kim Hunsaker seconded the motion, there was no further discussion and the motion passed on unanimous vote.
 - b. Dues collection update. Rosa commented on our status so far for the 2023~2024 dues period, and that we seem to be tracking normally.
6. **New Business:**
 - a. Pretty Committee Recommendation/Request
 - b. Motion – Annually, as part of the budget process, we set the reserve amount minimum for the coming fiscal period – Kim Hunsaker made a motion to adopt this as our policy, Dolores Starr seconded the motion. There was no further discussion, and the motion passed on a unanimous vote.
 - c. “Yard Sale” Event Update: Sharon Keefer is chairing that event, but was not present at the meeting. Bob Perry agreed to call Sharon for an update.
 - d. Discussion of July 4th Celebration Event. Event to be held on July 4th with set-up at 11:00am, serving food at noon. Food service will shut down at 2:00pm. Rosa volunteered to bring cupcakes. Food will be Hamburgers/Hot dogs/chips. We will purchase 40 burgers, 40 hot dogs. We already have toys on hand for give away. We will also buy small bottled water (40 min), condiments and cheese. Planned budget is \$120.00. Sarah Watkins made a motion to approve the plan and spending

amount. Dolores Starr seconded the motion. There was no further discussion and the motion passed unanimously.

- e. National Night Out Event. Planned for August 1, with set-up at 4:00pm. Event will start at 5:00pm, running until 8:00pm. There will be hamburgers, hot dogs, water, chips, Costco sheet cake. Budget is \$150.00. Dolores Starr made a motion to approve the plan, Kim Hunsaker seconded the motion. There was no further discussion and the motion passed unanimously.

7. Next Board Meeting: 2023-07-27.

8. Executive Session:

- a. Valerie Lindbord: After hearing her comments in open session, the Board considered the matter. The Board then voted unanimously that she will be notified that renting out an RV to stay in is a violation of our Bylaws/Covenants and must stop immediately, all advertisements for rental must be immediately taken down. If she does not comply, she may be fined up to \$2,000 based on Board review.
- b. David Parsons multiple Junk cars, Lake Drive. After discussing this matter, the Board unanimously voted that he be given a final notice with 30 days to cure, and if he does not we turn the matter over to our Attorney to take court action to get rid of cars and any other junk. We will charge all legal fees to him.
- c. Fengel. After discussing this matter, the Board unanimously voted that they be given final notice with 30 days to cure, or we will turn the matter over to our Attorney to take court action to get rid of the cars and any other junk. We will charge all legal fees to them.
- d. Philips, Lake Drive. After discussing this matter the Board unanimously voted that we send him a non-compliance letter giving him 30 days to cure or he would be fined \$1,000.
- e. Gill – After discussing this matter the Board unanimously voted that we send him a final notice with 30 days to cure or we would turn the matter over to our Attorney to pursue court action at Gill expense.
- f. The Board discussed officer roles for 2023~2024 and unanimously agreed that Dolores Starr would be the Treasurer, Robert Perry would be the President, Kim Hunsaker would be the 1st VP, Sarah Watkins would be the 2nd VP, and Kathy Wright would be corporate secretary.

9. Adjourned: 9:10pm.

10. Next Meeting: 7-27-23.