

Palmer Lake Beach Club (PLBC)

Board Meeting Minutes April 17, 2025

South Beach Office

1. Call to Order at 7:00pm:
2. Roll call:
 - a. Board Members: President, Kim Adam; 1st Vice President, Kathy Wright; 2nd Vice President, Ashley Perry; Secretary, Nancy Carr; Treasurer, Dee Starr.
 - b. Alternates: Tammy Harris, Kace Abernethy, Denise Mattos
 - c. Employees: Maintenance, Sarah Watkins; Operations/Accounting Manager, Bob Perry
 - d. Members:
3. President Comments;
 - a. Agenda Review
 - b. Lisa Olson Building Request decision (for minutes)
 - i. Unanimously approved by email. They met all required specifications
 - c. Maintenance Update for tree removal and parking lot gravel
 - i. Trees are all down. After May 1st all areas with downed trees will be open for anyone that wants to take the wood. Some of the HOA Green Space areas will require marked access, graphics will be provided. The North Beach has wood available for pickup
 - ii. The gravel & grading estimate of \$1600 will come out of the Maintenance budget.
 - iii. Need a grill for the North Side beach which was funded by last years Capital budget. Bob will order.
 - d. Lake health,
 - i. Tammy passed her test and is now certified to help with the pond weed control.
 1. Tammy listed the equipment needed to control the pond weed and will work to share specs for what can be built and what needs to be ordered.
 2. Discussion on ducklings, water temp and need to define areas to be sprayed and when.
 3. There are three brands of the chemical approved for this effort. Bob and Tammy will work on pricing and getting the chemical and applicator. Bob to ensure the permit from last year is still valid. Important to note that the treatment will kill the vegetation, not the fish.
 4. A suggestion was made to investigate the different types of fish available for stocking the lake, but this will be looked at for next year.
 5. This year the fish order will be the same as last year and will be done the last part of April.
 - e. Spring Meeting comments
 - i. Good meeting with great conversations
 - ii. The question of verifying the Deputies hours could have been explained a little better.
 - f. The Watkins' family will be on vacation July 25 through August 10th Watkins' vacation July 25 – August 10.
 - i. Help for their vacation time has been found. Sarah and Bob to work on duties and salary.
 - ii. The new bathroom code will be published this week for North and South Beach.

- iii. Suggestion to have metal signs attached to the bathroom doors asking that if there is a problem that needs attention, to send an email to the HOA. Bob will take care of this.
- g. Member questions about having chickens.
 - i. The HOA Covenants and Bylaws were explained and a draft policy on this subject Bob prepared was shared and discussed. Discussion on the location of a chicken coop or fenced yard. It was decided to add a draft policy with the meeting information provided with the fall member meeting invitation.
- 4. Secretary – Nancy
 - a. Approval of March Board Meeting Minutes and Spring Member Meeting Minutes
 - i. Dee made a motion to accept the March Board Meeting minutes and the Spring Member Meeting minutes as provided in emails. Kathy seconded this motion and it was passed.
- 5. Treasurer - Dee
 - a. Approval of April Financial report
 - i. Kathy made a motion to accept the financial report as presented and Ashley seconded. Motion passed.
 - b. Updating the HOA Miscellaneous Fees was introduced last month and presented for approval this month. Motion to adopt the recommendation was made by Ashley and seconded by Kathy. Approval was unanimous.
 - c. Sarah asked about having a sign at the entrance for a reminder that member dues are due soon. Kathy will price and report at the May meeting.
- 6. Operations Manager – Bob
 - a. Legal Representative will be addressed in Executive session.
- 7. 1st Vice President – Kathy
 - a. Check website for current information on Events and Lake updates
 - b. Easter egg hunt comments – all had a good time.
 - c. Next event to start planning for is Independence Day summer picnic. Date is June 28th and will be headed by Kathy. However, Kathy will be out of town June 18-22, so need to be organized before she leaves. Bob will grill with Ashley helping and Kim on the Subcommittee.
- 8. Dee made a motion to donate \$50 to the Lutheran Church for the Spring Member Meeting. Motion seconded by Kathy and passed.
- 9. Next Board Meeting is May 22 at 7:00 pm.
- 10. Regular meeting adjourned at 8:57pm
- 11. The board met in Executive session to review the results of a meeting with the HOA attorney. After discussions, the Board decided to move forward with collection actions on the top delinquent members, including possible court action.
- 12. Executive session adjourned.