

PALMER LAKE BEACH CLUB

July 26th, 2018 Board Meeting Minutes

- I. **Call to Order:** President, Robert “Bob” Perry called the meeting to order

- II. **Roll Call:** Present: President, Robert Perry, 1st Vice President, Jeffery Prestage, Alternate representing 2nd Vice President, Delores Starr, Treasurer, Sharon Keefer, late arrival Secretary Anthony Higginson. Maintenance Rich Goad and Ed (Jay) Wood.

Members present: Kim Hunsaker (with Daughter), Barbara Haley, Les Friedman, Roger Keefer, Miriam Goad, Linda Niles

- III. **President’s Report:**

Board Resignations: Bob received written confirmation that Stephanie Carlton and Trevor Walsh resigned their Board positions. Both resigned prior to assuming any Board duties.

Bank Forms: Resolution for the Palmer Lake Beach Club HOA was approved via email by the Board and signed. All paper checks must be co-signed. Treasurer Sharon Keefer is able to utilize digital payments for online items without co-signatures as authorized by the approved Resolution.

Glenyce Jackson graciously agreed to support PLBC in an advisement role after two years as HOA Board President.

- IV. **Secretary:** Approval of Minutes: June Minutes read. A motion to accept the June minutes with the date corrected from May to June was made, seconded and it passed.

- V. **Treasurer’s Report:** Sharon Keefer presented the Treasurer’s Report with a total of \$147,953.70 in all accounts. Sharon motioned to accept the Treasurer report as read. Seconded by Anthony Higginson, and it passed.

- VI. **Maintenance:** Green Space Encroachment: Bob Perry, Jeffery Prestage and Rich Goad toured Palmer Lake and the PLBC green spaces. Several areas of encroachment were noted. Glenyce asked if anyone knew whether taxes were being paid on the PLBC owned green spaces. The Board will determine if taxes are being paid. Bob outlined the process to address encroachment. The worst encroachment is on 197th CT, which is an ongoing issue with the property owner. **Sharon Keefer made a motion:** Rich, Ed, and Bob will locate the current survey pins in the worst area and document the encroachment. Once documented the area will be cleaned and further action can be readdressed by the Board. Seconded by Delores Starr, and it passed.

- VII. **Unfinished Business:** Drainage: Bob Perry presented a history of the Palmer Lake outflow. The former Bor property that now belongs to the Walthers is allowed to run a 2” line and draw water from Palmer Lake. Both PLBC and the Walthers are in agreement on solving the drainage issues with the lake. The Engineer documentation submitted to Pierce County was an engineering study. An engineering plan needs to

be submitted and approved by the County to move forward. **Bob made a motion:** Talk to several engineering firms about a no-cost estimate for plans to cover the outflow and a 2" line for the Walthers. Seconded by Jeffery Prestage, and it passed.

Letter from Outside Attorney: A letter was received from an attorney addressed to the PLBC board regarding the Palmer Lake Residence Facebook page the month prior. Bob Perry contacted the attorney and informed him the PLBC HOA Board has no involvement with Facebook nor would we be involved in infringing upon free speech.

National Night Out: August 7th is the designated day for the National Night Out. Dee Starr and Kim Hunsaker reported on their preparations. Local law enforcement will be present. Peninsula Light Company will be donating disaster emergency kits and additional items to hand out. Safe Streets will be present. Key Peninsula Fire will be present, possibly with a fire engine. Games for kids will be organized and run by Kim's daughter, who gave a description of the fun activities she has planned. The committee needs tables, ice chests, and party supplies. Kim and Dee will make a list and send it to the Board. A blurb will be submitted and added to the Website. **Sharon Keefer made a motion:** Approve up to \$125 to be spent by committee for needed supplies. Seconded by Anthony Higginson, and it passed.

- VIII. New Business:** PLBC HOA Attorney: The attorney representing PLBC has been receiving requests for service from individual residents to perform legal functions for them. He notified President Bob Perry and reiterated his per hour cost. Bob instructed him to forward all communications from residents to the Board for resolution. Only Board members are to contact the Attorney directly.

PLBC BBQ: Jeffery Prestage purposed a BBQ during the National Night Out event. A suggestion was made to have it on a Saturday at a later date. Jeffery will propose a date to the Board at a later time

- IX. From The Floor:** Glenyce Jackson presented a need from the Pierce County Lake Quality Group for volunteers to take samples and send them in for water quality testing. **Sharon Keefer made a motion:** Rich and Ed take a monthly sample and send it in to stay on top of lake health. Seconded by Jeffery Prestage, and it passed. Anthony Higginson will obtain the needed equipment from Pierce County.

Loose Dog Issues: Several dogs have been running off leash in Palmer Lake. The Board and attending residents discussed possible solutions. Bob Perry will try to get an animal control agent at the next meeting and possibly the National Night Out event.

Toxic Lake: The Board was asked about the possibility of cordoning the lake at the North and South beaches when the lake is toxic, to prevent swimming. Signs are posted by the County stating the lake is unsafe and people can choose to ignore the signs and assume the health risk.

- X. Next Board Meeting:** August 23th, 2018 at 7:00 p.m. at the South beach.

Adjournment: 8:53 PM