

Palmer Lake Beach Club Inc.

Board Meeting Minutes, 2019-08-01, 7:00pm, Sunnyside Offices

1. **Call to order.** The meeting was called to order at 7:05pm.
2. **Roll Call & Welcome Visitors.**
 - a. Board Members Present: Robert Perry (President), Jeffery Prestage (1st Vice-President), Kim Hunsaker (2nd Vice-President), Anne Walther (Secretary), Dolores Starr (Treasurer), Betty Corey (Board Alternate).
 - b. Guests: Glenyce Jackson (Previous Board President), Scott Walthers, Rich Goad (Maintenance Supv), Jay Wood (Maintenance).
3. **President's Comments.**
 - a. Agenda review and ask for changes. Final agenda is detailed herein.
 - b. Board membership and attendees. Robert commented that this is the third Board meeting that Brian Bouvia has missed, and at the next Board meeting the Board must remove him from the Board due to non-attendance as required by the Bylaws.
4. **Treasurer:**
 - a. Financial statements were reviewed.
 - b. Status of Dues Payments for FY 2019-2020 was reported by Robert Perry. Almost 200 members have not paid yet, but final accounting is still taking place, as we are accepting payments postmarked by 7-30-19, and therefore some are still enroute to us. At the next meeting we will have a detailed report.
 - c. Assessment of Late Fees per Bylaws. Robert Perry noted that after the close of the due date of 7-30-19, plus at least 10 days for 7-30-19 or earlier postmarked mail to arrive, late fees would be invoiced and mailed, along with statements to those who are past due.
 - d. Acceptance: Kim Hunsaker made the motion to accept the financial report, Betty Corey seconded the motion, and it unanimously passed.
5. **New Business/Agenda Items:**
 - a. National Night Out Execution Update. Dolores Starr, who is the chair of the event provided an update – event is scheduled for 8-6-19 from 5:00pm to 8:00pm. There will be toys, hot dogs, bottled water and giveaways. Fire and Police representatives are expected to come. Anne and Scott Walther agreed to bring horses and other animals, and give kids rides. Jeffery Prestage made the motion to allow \$300 of budgeted funds to be used to support the event. Kim Hunsaker seconded the motion, and it unanimously passed.
 - b. Walther Lot Tree Cutting: Scott Walther commented that he is taking down dangerous trees from the lot that Anne Walther owns within the confines of the HOA, to avoid a hazardous situation.
 - c. Shooting on Adjacent Property: Scott Walther also commented that when he is shooting on his property that is adjacent to the HOA properties, he will announce on facebook to attempt to reduce community commentary. He noted that he has talked to the police, and he is in compliance with all laws and rules regarding shooting
 - d. Roll-off Container/Junk Hauling Event. Jeffery Prestage updated the Board with the current plan of paying \$825.00 for a large roll-off container to be dropped near the offices on 8-24-19. This is the plan of record, provided that the trash company could

drop off the container in the morning, and pick it up that same day in the afternoon. Jeffery made the motion we accept this plan, Dolores Starr seconded the motion, and it unanimously passed.

- e. Locking of Restrooms at 9:00pm. Robert Perry explained some community feedback regarding minors having the combination to the restrooms, and that some mischief may be taking place. Rich Goad commented that no damages have been found. Robert noted that we may want to consider locking the upper dead bolts after 9:00pm, and unlocking them at 8:00am. Robert further noted that there is a labor cost to the HOA for Rich and Jay to perform the unlocking. After discussion, Kim Hunsaker made the motion that we deadbolt the bathrooms during the night hours, Dolores Starr seconded the motion, and it unanimously passed.
- f. Scheduling of October General Membership Meeting. Robert Perry discussed several dates for this event, and after discussion, it was determined that October 5, 2109, at 10:00am ~ 12:00noon would be the schedule. Anne Walther made the motion to approve this schedule, it was seconded by Delores Starr, and it unanimously passed.
6. **Closed session – Attorney Client Privileged Communications – Bylaws Discussion.** A discussion took place regarding commentary from HOA General Counsel regarding potential revisions to the Bylaws for approval of the membership at a general meeting. Draft revisions were discussed, and changes to the draft recommended for review at the next Board meeting.
7. **Referral of lot clearing for injunction.** Robert Perry reviewed the notice that had been given to a property owner who cleared their lot, and also damaged HOA property (cut mature trees). Jefferey Prestage made the motion to refer the matter to our General Counsel for next step follow-up with the property owner, Kim Hunsaker seconded the motion and it passed unanimously.
8. **Next Board Meeting:** The Board agreed that the next Board meeting would be August 29th, at 7:00pm.
9. **Adjourn:** The meeting was adjourned at 8:47pm.