

## Palmer Lake Beach Club Inc.

### Board of Directors Meeting

2020-08-27, 7:00pm,

South Beach Offices

1. **Call to Order:** Robert Perry called the meeting to order at 7:10pm.
2. **Roll Call:** Present was Robert Perry, President; Jeffery Prestage, 1<sup>st</sup> Vice-President; Kim Hunsaker, 2<sup>nd</sup> Vice-President; Dolores Starr, Treasurer; Jada French, Member; Rosa Velder, Bookkeeper/Member. Sarah Watkins, Secretary was not present and was previously excused (on holiday).
3. **President Comments/Action:**
  - a. Agenda review and ask for changes. One agenda item was added – parcel delivery issues – requested by Jeffery Prestage.
  - b. Appointment of Alternate Board Member: Jada French agreed to volunteer for appointment as an Alternate Board Member: After discussion, Jeffery Prestage made a motion to appoint Jada, Dolores Starr seconded the motion. There was no discussion, and the vote to carry the motion was unanimous.
  - c. Because Sarah Watkins was absent, Jada French functioned as a Board Member for this meeting.
4. **Secretary/Operations Manager:**
  - a. 7-23-2020 Board Meeting Minutes. Robert Perry reviewed and edited the 7-23-2020 Board Meeting Minutes. Then Jeffery Prestage made a motion to appoint Jada, Dolores Starr seconded the motion. There was no discussion, and the vote to carry the motion was unanimous.
  - b. Robert Perry reviewed that most correspondence was related to annual dues billings and late fees, and that most were resolved, although some members were unhappy that the Board could not waive the late fees.
5. **Treasurer/Rosa Velder:**
  - a. Financial Report. Dolores Starr reviewed the financial reports. It was noted that FY 2019-2020 revenue was \$156,000, almost double the typical annual dues assessment, due to collections of past due accounts, late fees, interest and legal fees assessed to delinquent members. After discussion, Kim Hunsaker made a motion to accept the financial report, Jada French seconded the motion. There was no discussion, and the vote to carry the motion was unanimous.
  - b. Update on FY 2020-2021 Dues Payments. There was a discussion regarding the number of members who paid their dues after July 1 – 215 members did not pay their dues by July 1, and 64 members did not pay their dues by July 30<sup>th</sup>.
  - c. Collections of Delinquent Member Accounts. There was a general discussion regarding our need to file liens as recommended by the PLBC Attorney (every two years), and at what past due amount should we file. It was reviewed that we filed liens in August 2020 for all past due accounts which had a balance over \$300, which means that there was more than the 2020-2021 dues and late fees owed. It was agreed that we would continue to try to collect the past due accounts of \$300 or less for a couple more months, and then file liens if we make no progress. Normal collection actions would continue for all past due accounts. After discussion, Jeffery Prestage made a motion to confirm we would wait to file liens on balances of \$300 or less and try to collect without

liens for a few months. Jada French seconded the motion. There was no discussion, and the vote to carry the motion was unanimous.

**6. Discussion Summary of Lake Drainage Project Completion and Next Steps/Ideas:**

- As soon as we have final County sign-off of permit, we will bill the Walther's for the \$4,000 due to us as their share.
- A development committee of Kim Hunsaker, Dolores Starr, Sarah Watkins, Jada French and Rosa Velder would be formed. The objective is that this committee would quickly make recommendations for beach/common area development, socialize them, and help condense into a capital budget approval item for the October 2020 General Membership Meeting review and approval.
- Based on the recommendations and plan from the committee, we would then also consider a plan, if any for a security system and lighting on both shady and sunny beaches as well as any irrigation system.
- We would also rebuild our dated and incorrect signage at each end of the lake as part of a development plan.
- It was agreed that we would ask Tanya Perry to create a PLBC logo to be used on all communications and signage.
- It was agreed that we would put a PLBC information sign on a building on the shady and sunny beach areas, and small "Straight-In Parking Only" signs, as well as fix any parking pylons. Robert Perry to create signs and text and submit to the Board for approval.

**7. Non-Compliant Property Status:** There was a detailed review of the properties who were previously sent notices of non-compliance, actions they had taken to cure if any, and a discussion of photos taken 8-27-20 documenting current status, as well as the supermajority vote to levy the fine. Attached to these minutes is a listing with detailed results. It was agreed that all Board Members would send an email to the other Board Members regarding any other properties that should be considered for compliance review and action.

**8. Fall General Membership Meeting:** After a calendar review, the Board agreed that the Fall General Membership meeting would be scheduled for October 31<sup>st</sup>, 2020 from 10:00~12:00 noon. It would be available by Zoom as well as in person. Location is TBD based on availability.

**9. Improving Parcel Delivery:** Jeffery Prestage brought up the issue of USPS packages being mis-delivered. Kim Hunsaker noted that the local post office had a new delivery person, which was the root of the issue, and that the situation has been improving with decreasing complaints. Robert Perry agreed to continue to try to get Amazon to put a package delivery box system near the PLBC offices.

**10. Next Board Meeting:** Friday, September 25.

**11. Adjourn:** The meeting was adjourned at 9:00pm.

**2020-08-27 PLBC Meeting Minutes Addendum – Non-Compliant Properties**

Property Address	Parcel #	Owner(s) Name(s)	PLBC Acct #	Non-Compliance Issue	Fine Amt	8-27-20 Board Decision to Levy Fine	Board Vote Count
19717 17th St SW	6661200130	WACH, Amber	20113	Commercial Truck, Shipping Container	\$3,000	Review in Sep 20 Board Meeting with regard to levying another fine.	Unanimous
1809 194th Ave SW	6661001170	ROBERTSON, Richard	10530	Trash and disassembled vehicles	\$4,000	Levy Fine	Unanimous
2501 195th Ave SW	6661202240	NIMRICK, Randy & Geraoldine	20604	Excavator stored on property, slash piles	\$2,500	Levy Fine	Unanimous
19521 18th St Ct SW	6661201330	Creative Commercial Investments LLC, Was Freedom Mortgage Corp	20331	Trash/Refuse	\$500	No Fine. Cured	Unanimous
19612 19th St CT SW	6661201200	MOORE, Connie L.	20318	Trash/Refuse/Inoperable Vehicle	\$500	No Fine. Cured	Unanimous
19615 21st St Ct	6661202170	BOURLAND, Larry	20560	Trash, Garbage, Appliances, Vehicle Parts	\$2,000	Levy Fine	Unanimous
1704 194th Ave SW	6661002450	FENGEL, Marc A & Nicole M.	11102	Refuse, Inoperable Vehicles, Parts, Junk	\$2,000	Levy Fine	Unanimous
1903 194th Ave SW	6661201380	STENSVOLD, Robert S.	20402	Inoperable vehicle, Trash, Refuse	\$700	Levy Fine	Unanimous
1805 194th Ave SW	6661001150	ROISUM, Tim	10528	Inhabitable House - No Power	\$1,000	Levy Fine	Unanimous
19615 18th St SW	6661200960	STEVENS, Mark & Tanya; KANE, Jeffery	20219	Inoperable & Chopped Vehicles	\$800	Levy Fine	Unanimous
19619 18th St SW	6661200940	LUND, Jonathan S & Illvana M.	20217	Refuse, Inoperable & Chopped Vehicles	\$1,000	Levy Fine	4 Approve, Starr Abstained
19625 18th St SW	6661200920	HPA Borrower 2017-1	20215	Inoperable Vehcles	\$1,000	Levy Fine	Unanimous
19717 20th St SW	6661200300	DILLON, Michael A	20130	Unhabitable/Abandoned	\$2,000	Levy Fine	Unanimous