

Palmer Lake Beach Club Inc. (PLBC)

Board Meeting Minutes, 2020-10-29, 7:00pm, South Beach Offices

1. **Call to Order:** 7:06pm
2. **Roll Call:** Robert Perry, President; Delores Starr, Treasurer; Jeffery Prestage, 1st VP; Kim Hunsaker, 2nd VP, Jada French, Alternate acting as Secretary due to Sarah Watkins excused absence (recovery from surgery); Rosa Velder, Opns Mgr/Member.
3. **President Comments/Action:**
 - a. Agenda review and ask for changes - No changes were requested.
 - b. Review of Execution of Proclamation Plan: Robert Perry noted that PLBC has executed all elements of the plan to comply with the Governor's temporary changes to HOA laws – credits and/or refunds for late fees for 2020/2021 late fees have been issued, and all remaining actions have been explained in detail on the PLBC website.
 - c. **Secretary/Operations Manager:** General correspondence and communications: Rosa Velder reported that there was no noteworthy communications and correspondence, everything was routine and ordinary.
4. **Treasurer/Rosa:**
 - a. Financial Report: Dolores Starr reviewed the financials. Robert Perry asked for detailed analysis of the A/R balance which is very high. Jeffery Prestage made the motion to accept the financial report, Kim Hunsaker seconded the motion. Vote was unanimous, and the motion passed.
5. **Lake Drainage Update:** Robert Perry commented that the lake drainage project was done, and the final documents were being filed.
6. **Concrete Drainpipe Disposition Plan:** During construction of the lake drainage project, PLBC saved the concrete pipe that was removed because some members expressed an interest in recycling them. Jada French agreed to post the availability of the pipes on FB, and after a number of days, if they are not gone, then Jefferey Prestage agreed to coordinate giving the pipe to the Walthers, an adjacent landowner.
7. **Budget Burn Rate:** During the meeting we discussed the operating budget, and our burn rate. With regard to contracted security patrols, Jada French made the motion to keep the current work schedule, and then in January & February we will reduce coverage to stay within budget plan. Kim Hunsaker seconded the motion. Vote was unanimous and the motion passed. With regard to the burn rate for our Operations Manager, Dolores Starr make a motion that we maintain the current workload and reduce in January & February. Jefferey Prestage seconded the motion. Vote was unanimous and the motion passed.
8. **General Membership Meeting:** With regard to the General Membership Meeting on 10-30-2020, the Board reviewed the agenda, presentation, roles, process, in-person vs. zoom headcount and communications for meeting execution. After reviewing the lack of advance registration to attend the General Membership Meeting in person, the Board agreed to cancel the rental facility to save funds, and hold the meeting via Zoom from the PLBC offices on the south beach of Palmer Lake. The Board would be in-person in the offices.
9. **Executive Session:** The Board agreed to move to executive session to discuss non-compliant properties. At the end of the discussion, the Board returned from executive session, and reported the following:

- a. With regard to Parcel 6661002450 FENGEL, the Board voted to deny the appeal of the non-compliance fine. Kim Hunsaker make the motion to deny, Dolores Starr seconded the motion, and all voted in favor, except that Jeffery Prestage abstained.
- b. With regard to Parcel 6661201380 STENSVOLD, the Board voted to approve the appeal of the non-compliance fine, noting that the non-compliance was cured. Jeffery Prestage made the motion to approve the appeal, Jada French seconded, and all were in favor.

10. Next Board Meeting: Thursday, November 12th, 2020.

11. Adjourn: At 8:34pm, the meeting was adjourned.