

Palmer Lake Beach Club Inc.

Board Meeting Minutes

May 27, 2021, 7:00pm

South Beach Offices

1. **Call to order:** 5:08pm
2. **Roll Call:** Robert Perry, President; Dolores Starr, Treasurer; Sarah Watkins, Secretary; Jeffery Prestage, 1st Vice-President; Kim Hunsaker, 2nd Vice-President; Rosa Velder, Opns Mgr; Kimberly Adam, Member; Betty Eichwald, Member .
3. **President Comments:**
 - a. Agenda review and ask for changes.
 - b. Approval of 4-8-21 meeting minutes. Kim Hunsaker made a motion to approve the minutes, Sarah Watkins seconded the motion, and it was passed unanimously. There was no discussion after the passage.
4. **Secretary/Operations Manager:**
 - a. Discussions of general correspondence and communications.
5. **Treasurer/Rosa Velder (Bookkeeper/Opns Mgr):**
 - a. Financial Report. Dolores Starr presented the financial report, Rosa Velder and Robert Perry commented on some of the items. After review, Jeffery Prestage made a motion to accept the financial report, Kim Hunsaker seconded the motion and it was unanimously approved. There was no discussion after passage.
6. **New Business:**
 - a. 19214 21st St SW Property Owner Discussion – Retaining wall by Lake. Kimberly Adams, owner, attended the meeting and there was a detailed discussion regarding her construction. In summary, there was concern about the site drainage changes that would result from the installation of a retaining wall on the lake edge, as well as the lack of approval and potential settling of the wall, which would create a mess on the lake edge. It was noted that there is a specific setback for construction in the Covenants regarding building near the lake, and also that building a masonry retaining wall on the ground at the water's edge may cause failure of the wall. The Board expressed their appreciation for the property improvements that Kimberly Adams was making, and the benefit to the appearance of the community. The discussion closed with the Board agreeing to discuss in executive session.
 - b. Discussion of the capital spending plan execution and next steps. It was agreed that Robert Perry would create a detailed plan for review at the next Board meeting.
 - c. Community Events. The community events calendar was discussed, including the barbeque at the South Beach on July 4th. Kim Hunsaker, Sarah Watkins, Dolores Starr and Rosa Velder agreed to take charge of the event.
7. **Temporary Adjournment:** The meeting was temporarily adjourned at 6:30pm, and the Board moved to Robert Perry's house for the annual dues invoice stuffing, and Executive Session.
8. **Executive Session:** The Board meeting was called to order after the temporary adjournment at 8:30pm, and called into Executive Session, with results as follows:
 - a. **Review of current non-compliant properties:**
 - Owner Richard Robertson, 1809 194th Ave SW Appeal Letter postmarked May 3, 2021 was denied. The Board further decided with unanimous approval to provide a notice of non-compliance, with 60 days to cure and a fine of \$6,000 if not cured.

- Owner Bourland, 19615 21st St Ct. Owners email request to set-aside the fines, and taking the position the property issues have been mitigated/cured was denied by the Board, and a new notice of non-compliance would be sent, providing 30 days to cure, with a fine of \$6,000 if not cured. Both decisions were approved on a unanimous vote of the Board.
- Owner Gary Gerstner, 2215 197th Ave SW. After discussion Board unanimously agreed to issue a notice of non-compliance with 45 days to cure, and a fine of \$3,000 if not cured.
- Owner Kimberly Adam, 19214 21st Street. After discussion, and consideration of owner's comments during the open meeting, the Board unanimously agreed as follows: Owner will be sent a letter of non-compliance, and the cure shall be entering into a maintenance easement agreement and the addition of drainage rock at Owner's expense on the adjoining PLBC property to reduce the erosion inflow into the lake. If Owner does not cure, the Board will consider a fine and legal action to remove the retaining wall.
- **Review of New Non-Compliant:** Owner Gary Gerstner, 2215 197th Ave SW. After discussion Board unanimously agreed to issue a notice of non-compliance with 45 days to cure, and a fine of \$3,000 if not cured.

9. Next Board Meeting: June 24th, 7:00pm.

10. Final Adjournment: The meeting was adjourned at 9:00pm.