

Palmer Lake Beach Club Inc.

Board Meeting Agenda, June 23, 2022, 7:00pm South Beach Offices

1. **Call to order:**
2. **Roll Call:** *Jada French (for Kim Hunsaker), Board Alt; Sarah Watkins, Secretary; Dolores "Dee" Starr, Treasurer; Rosa Velder, Opns Mgr; Robert "Bob" Perry, President. Incoming Board Alt Tanya Stevens, Members Tanya Perry, Heather Winter, Kathy Wright, Antoinette Silva, Kim Adam, John & Betty Eichwald; Rich Goad, Maintenance Supervisor.*
3. **President Comments:**
 - a. **Agenda review and ask for changes.** No agenda changes were requested.
 - b. **Discussion of Federal Construction and punch lists.** Bob Perry detailed the untimely and unanticipated passing on June 12th of Kenneth Matthews, president and owner of Federal Construction, as well as the remaining work under the contract and discussions with Kenneth's sons who remain actively working for Federal Construction while the ownership transition and estate processes take place. Several strategies were discussed, and Bob Perry was discussing with Kenneth's sons (likely heirs) on a path forward. If the sons are amenable to an agreement, then Bob Perry will draft a plan for Board approval before moving forward.
 - c. **Ordering of security system components & installation plans.** Bob Perry noted that the security cameras and networking equipment has been ordered and received, and installation of the security system by Bob Perry is now dependent on the completion of the electrical wiring and network wiring by the electrical contracting firm, Current Electric, a subcontractor of Federal Construction.
 - d. **Ordering of barbeque grills and benches.** It was noted that the new barbeque grills and benches have not been ordered, we are waiting for the concrete pads to be installed by Federal Construction for the benches, and the Board would discuss the ordering of barbeque grills at a later date.
 - e. **Set tentative date for fall member meeting.** Oct 22nd.
 - f. **July 1, 2023, Board Officer Roles.** Since two board members were absent, and only one active alternate was available for this meeting, the discussion by the Board to elect officers for the 2022~2023 fiscal year was delayed, and it was discussed that this could be done by email.
4. **Secretary/Operations Manager:**
 - a. **Discussions of general correspondence and communications.** No unusual or exceptional communications took place.
5. **Treasurer/Rosa Velder (Bookkeeper/Opns Mgr):**
 - a. **Merit and COL Pay Increases.** Discuss temporary pay increases, inflation rate and merit increases. It was determined that the Board would meet later in executive session to discuss employee matters.
 - b. **Financial Report:** Dolores Starr, with the assistance of Rosa Velder reviewed the financial report. Afterwards, Sarah Watkins made the motion to accept the report, Jada French seconded the motion, and there was no further discussion, and the motion passed unanimously.
6. **New Business:**

- a. **New HOA Signage discussion.** Bob Perry reviewed a presentation for the different signage that is needed for the HOA, and after some discussion, Tanya Perry agreed to create some PLBC logo concepts that would be circulated to the Board for possible adoption, and that would be included on all signage. Based on this, no decision on signage was made, pending logo discussions.
- b. **Property where HOA sign is located.** A number of options were discussed, including sponsoring a hedge on Lake Drive SW to provide a more esthetically pleasing appearance upon the entrance to the HOA. As part of a hedge or fence discussion, it was noted that such a hedge or fence could impair the oncoming traffic visibility for traffic turning left onto Lake Drive SW from 190th St SW. It was agreed that all the Board members would drive through the intersection, in a mix of passenger cars as well as SUV's to personally understand the sight line. Passenger cars are important due to the lower sight line. It was suggested by Sarah Watkins that if such a hedge or other visual barrier was installed we could petition the county to install a stop sign on Lake Drive so that traffic heading east on Lake Drive would have to stop, reducing the risk of a collision. Further discussion was put on hold pending sight line observations.
- c. **July 4th Barbeque planning.** Sara and Rosa discussed the planning, and it was determined that the event would be from 11:00am~2:00pm, Sunday, July 3rd. Hot Dogs, burgers, chips, water, Rosa Cupcakes, kids give aways would be provided. Members were free to bring potluck items. Dolores Starr, Rosa Velder, Tanya Perry, Tanya Stevens, Jada French agreed to work the event, and Kim Hunsaker would also be asked. It was further discussed that Bob Perry and Delores Starr would shop for the food items, that the overall budget would be about \$200.00, and we would have a banner over the PLBC sign and by the maintenance shed on the south beach. Delores Starr made a motion that this plan be adopted, Sarah Watkins seconded the motion, there was no further discussion and the motion passed unanimously.
- d. **PLBC Beautification Committee.** Rosa Velder, Tanya Perry and Delores Starr agreed to sponsor a PLBC beautification committee to discuss and make recommendations to the Board, Bob Perry agreed that a note to the membership would be sent by email to the membership asking for volunteers, and that the committee would meet in a week or two.
- e. **North Beach Dock Issue. Fishing or Swimming?** Member Kathy Wright brought up the issue of a PLBC member confronting people fishing on the long dock (with the swimming ladder), telling them it was not for fishing. There was then a discussion as to if the dock is a swimming or fishing dock. Rich Goad, PLBC Maintenance Supervisor noted that this dock had been reserved for swimming only, that there was a sign to that effect at one time, and that the sign had been removed. It was decided that the Board would review the issue for a final decision regarding the use of the dock, and then appropriate signage would be installed.
- f. **National Night Out Aug 6th.** Sarah Watkins discussed this event, which is slated for 4:00~8:00pm on August 6th. Sarah agreed to take leadership coordination of this event, with the assistance of Delores Starr, Jada French and Tanya Stevens. In general, it was discussed that food would be the same as the July 3rd barbeque, and that Sara would circulate some detailed ideas in advance of the regular July Board meeting.
- g. **Community dumpster.** Dolores Starr discussed that the County would provide a dumpster for people to get rid of trash, it could be positioned on the South Beach, and would be on-site for one day. After discussion, it was agreed that Dolores would coordinate to get some dates when this could be done.

- h. **Fire Hazard Presentation.** Bob Perry noted that a retired member of the Key Peninsula Fire department was making a presentation on wildfire hazards, and had asked the Board to communicate to the PLBC membership that the presentation was open to the public. The Board agreed that such communication could take place via our email system, our website and a comment by a member on the facebook page.
- 7. **Next Board Meeting:** It was noted that the next Board meeting would be July 28th, which would be the regular meeting timing.
- 8. **Adjourned:** Meeting was adjourned at 9:20pm.