

Palmer Lake Beach Club (PLBC) Inc.

Board Meeting Agenda, October 27th, 7:00pm South Beach Offices

- 1. Call to order:** 7:09pm
- 2. Roll Call:** Dolores “Dee” Starr, Secretary; Kim Hunsaker, 2nd VP; Jeffery Prestage, 1st VP; Rosa Velder, Opns Mgr; Robert “Bob” Perry, President; Sarah Watkins, Treasurer; Kathy Wright, Member; Jada French, Board Alternate; Tanya Stevens, Board Alternate; Kathy Wright, Member; Alex Adcock, Devyn Adcock, Members;
- 3. President Comments:**
 - a. Agenda Review – Ask for changes.
 - b. Minutes for approval:
 - 2022-07-28. Jeffery made a motion to approve the minutes, Dee seconded the motion. No discussion, motion was unanimously approved.
 - 2022-08-25. Dee made a motion to approve the minutes, Jeffery seconded the motion. No discussion, motion was unanimously approved.
 - 2022-09-22. Jeffery made a motion to approve the minutes, Kim seconded the motion. No discussion, motion was unanimously approved.
 - 2022-10-21 Jeffery made a motion to approve the minutes, Dee seconded the motion. No discussion, motion was unanimously approved.
 - 2022-10-22 Gen Membership Meeting Jeffery made a motion to approve the minutes, Dee seconded the motion. No discussion, motion was unanimously approved.

- c. Board Discussion of the conduct and learnings from the General Membership Meeting. Bob led a discussion of key feedback points that were made by members during the meeting.
- Speed Limit. No Board members in favor of changing 25 to 15 mph.
 - Signage for shady beach. Based on member feedback, signs will be posted showing long dock for swimming, and short dock for fishing.
 - Construction status. It was agreed that we would push to get construction activity completed. Status of the contractor's sons to do the work is not confirmed.
- d. Board member attendance:
- Bob did a review of the Bylaws requirements for board members.
 - Bob did a review of an analysis of actual board member attendance. At the end of the analysis, the board briefly discussed the attendance of Kacey Ingalls, a board alternate. After discussion, Jeffery made a motion to remove Kacey from the board due to a lack of attendance. Dee seconded the motion, and the motion passed with unanimous approval.
 - Then the board discussed the appointment of a replacement Alternate. Kathy Wright who was in attendance volunteered as an alternate. Having no other volunteers, Jeffery made a motion that the Board appoint Kathy as an alternate until the next election cycle as provided by the Bylaws. Kim seconded the motion, there was no further discussion and the motion passed with unanimous approval.
- e. Compliance update. Bob will send packages to board members for consideration.

- f. Gary Gerstner request for 2 years for compliance cure. After a brief discussion the unanimously agreed that there would be no extension of the compliance period.
- g. Playground proposal and agreements. Bob will circulate detailed documentation for review.

4. Secretary/Operations Manager:

- a. Discussions of general correspondence and communications. There was no activity of significant note.

5. Treasurer - Sarah Watkins/Rosa Velder (Bookkeeper/Opns Mgr):

- a. Financial Report: No report.

6. New Business:

- a. 197th & 18th Triple Corner Street Light Request by Jamie Troudt. Kim was in favor of the HOA having a light installed at HOA cost. Board members agreed to visit the corner at night and provide their thoughts at the next board meeting.
- b. Shady Park Docks Signage & Signage in General. Bob will circulate a detailed presentation for signage language for review and discussion at the next board meeting.
- c. Halloween Trunk or Treat execution. Sarah, Dee and Rosa discussed the execution plan for the Trunk or Treat event. After detailed discussion, Dee made a motion that a maximum of \$250 be approved for food, water, etc for the event. Kim seconded the motion, and there was no further discussion. The motion passed unanimously.
- d. Christmas decorating contest execution. Kim, Dee, & Rosa agreed to be responsible for the event and would have a detailed plan for execution at the next Board meeting.
- e. Loose Dogs/Dogs in General. Alex & Devyn discussed the issue of loose dogs, and their opinion that the Board had the authority under the compliance system to take action. There was a detailed discussion of this issue, and Bob agreed to draft some language for the compliance policy for discussion at the next Board meeting.

- f. Security Camera System. There was a discussion of the status of the security cameras, and Bob noted that he hoped to do the installation in the next couple of months.
- g. Stolen materials. Bob reported that he found a rental resident stealing gravel from one of the construction material piles, and there was a discussion of taking compliance action against the property owner. No specific action was approved, this is an open item for the next Board meeting.

7. Next Board Meeting: November 22nd, 7:00pm (due to the Thanksgiving holiday)

8. Adjourned: 9:12pm