

Palmer Lake Beach Club (PLBC) Inc.

Board Meeting Minutes, February 23, 2023, 7:00pm South Beach Offices

- 1. Call to order:** 7:03pm
- 2. Roll Call:** Kim Hunsaker, 2nd VP; Jeffery Prestage, 1st VP; Rosa Velder, Opns Mgr; Robert “Bob” Perry, President; Dolores Starr, Secretary; Tanya Stevens, Board Alternate filling in for Sarah Watkins who has an excused absence; Gary Gerstner, Member; Chris Krieger, Member; Kimberly Adam, Member; Devin Vining, Member.
- 3. President Comments:**
 - a. Agenda Review – Ask for changes.
 - b. Minutes for approval:
 - 2023-01-26. Dolores Starr made a motion that the minutes should be approved, Kim Hunsaker seconded the motion, there was no further discussion and the motion passed unanimously.
 - Additional construction approval – The owner of 19713 requested approval to remove one lone tree close to foundation under construction (construction was previously approved). Unanimous approval.
 - c. Spring Member Meeting:
 - Saturday, March 25th, Fire Station, 10:00~12:00 (Date is confirmed, pick up key day before, drop at Key Center right after meeting.
 - d. Playground Equipment Installation Update. Robert Perry reviewed the status of the playground equipment installation, and noted the vendor delays. He noted that construction should be complete before April.
 - e. Security Camera Installation Update. Robert Perry updated the Board on the installation progress, noting that all the

equipment has been received and that he will begin installation in the coming weeks as weather permits. It was noted that PLBC had a quote to install a lesser system by ADT for over \$22,000, and that Robert's volunteer work is saving PLBC roughly \$20,000.

4. Secretary/Operations Manager:

- a. Discussions of general correspondence and communications. There was no non-routine correspondence or communications.

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

- a. Rosa briefly discussed our QuickBooks software pricing, and the benefits of remaining with the desktop version, compared to the QuickBooks online version, both in terms of cost and functionality. There was no change to our operations, we remain on the desktop version.
- b. Monthly financial report review. Sarah and Rosa reviewed the financial report. Dolores Starr made a motion that we accept the report, Jeffery Prestage seconded the motion, there was no further discussion and the motion was unanimously approved.

6. New Business:

- a. There was a discussion of the open issue of possibly adding a street light at the corner of 197th and 18th St. After consultation with PenLight, we learned that a new light pole would have to be added, at substantial cost – perhaps as much as \$10,000. Based on this, there was no action to approve the street light. It was agreed that we would get the cost estimate and provide it to the member so the member understands the issue.
- b. HOA Signage. Robert Perry reviewed the signage plan and language, and after discussion, Tanya Stevens made a motion that we approve the plan and purchase the signage. Kim Hunsaker seconded the motion, there was no further discussion, and the motion passed unanimously.

- c. Dangerous Trees in HOA Owned Spaces: Maintenance staff reported that there were a number of trees that represent an immediate and imminent danger of falling and destroying property and potentiall injuring someone. Jeffery Prestage made a motion that under the emergency funds provision of the Bylaws we approve up to \$4,000 to remove the trees. Tanya Stevens seconded the motion, there was no further discussion on the motion, and it passed unanimously. Jeffery Prestage agreed to get some quotes for approval by the Board via email.
- d. Lake Water Quality: There was additional discussion regarding other measures to further improve lake water quality. Robert Perry agreed to work on a quotation to relocate the well water inlet area to the North Beach via flexible piping dropped on the lake bottom. It was agreed that this would be a matter for further discussion, and no decisions were made.

7. Next Board Meeting: 3-23-23

8. Executive Session: The Board discussion legal representation issues, and no motions were discussed or approved.

9. Adjourned: 8:48pm

Draft 2023 Spring Member Meeting Agenda

Agenda Item	Presenter/Facilitator
Agenda Review	Bob
Pledge of Allegiance	Bob
Overview of Process	Kim!
Overview of HOA Structure	Dee
Board Member Elections	Bob
Results of the Audit Committee	Sarah
FY 23~24 Budget Recommendation	Sarah
Motion to waive a formal annual audit	Sarah
Motion to waive a formal reserve study	Sarah
Playground Construction Project Review	Jeffery?
Compliance for Loose Dogs	Jeffery!
Bylaw Changes "Min of 3 Alternates"	Jeff, Dee Second. Unanimous.

