

Palmer Lake Beach Club (PLBC) Inc.

Board Meeting Agenda, April 27, 2023, 7:00pm South Beach Offices

- 1. Call to order:** 7:05pm
- 2. Roll Call:** Jeffery Prestage, 1st VP; Kim Hunsaker, 2nd VP; Rosa Velder, Opns Mgr; Robert “Bob” Perry, President; Dolores Starr, Secretary; Sarah Watkins; Treasurer; Gary Gerstner, Member; Sharon Keefer, Member; Tanya Stevens, Alternate; Kimberly Adam, Member; Jay Wood, Maintenance; Tanya Perry, Member.
- 3. President Comments:**
 - a. Agenda Review – Ask for changes.
 - b. Minutes for approval:
 - 2023-03-23. After discussion and review, Dolores Starr made a motion the minutes be approved, Jeffery Prestage seconded the motion, there was no further discussion and the minutes were approved by unanimous vote.
 - 2023-03-25. After discussion and review, Dolores Starr made a motion the minutes be approved, Jeffery Prestage seconded the motion, there was no further discussion and the minutes were approved by unanimous vote.
 - c. Playground Equipment Installation Update. Tanya Perry made comments regarding the fencing to be added, and the benches that were to be installed.
 - d. Security Camera System Review. Robert Perry updated the Board that the security system is fully functional.
 - e. Signage Discussion – There was a detailed discussion of gravel play area by the South Beach, and how to improve it so that it was more functional for children.
 - f. Maintenance team was discussed, including Rich Goad’s planned retirement and the possibility that Board Member

Jeffery Prestage may be interested in the role, which also means that he would have to resign from the Board, since there is a prohibition in the Bylaws where Board Members cannot receive any compensation from PLBC.

4. Secretary/Operations Manager:

- a. Discussions of general correspondence and communications. There was no matters of significance to be reviewed, everything was routine.

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

- a. Monthly financial report review. Sarah reviewed the financial reports, with the assistance of Rosa Velder. After review, Kim Hunsaker made a motion that the report be accepted, Dolores Starr seconded the motion, and the motion was unanimously approved.
- b. As part of the annual invoice mailing process, it was agreed that invoice letter stuffing party would be held on May 30th, at Robert Perry's home, at 6:30pm.

6. New Business:

- a. HOA property emergency tree removal. Jeffery Prestage provided an update on the removal of dangerous trees, payment to the contractor and final disposition of the stumps. Contractor will not be paid for stump removal unless it is performed, and PLBC may have to separately contract that work.
- b. Sharon Keefer explained her idea for a community yard sale program that for the first time would include stands near the south beach play area where items could be sold, and perhaps closing off the street in front of the office for additional space for stands. Board members voiced general agreement with the concept, Sharon said she would submit a detailed plan for approval.

7. Next Board Meeting: 2023-05-25 (Robert Perry is traveling and may be absent).

8. **Executive Session:** During executive session the Board unanimously agreed to hire new corporate counsel and aggressively start collection and foreclosure action on the most egregiously delinquent members. Counsel is of Smith Alling Tacoma, and Robert Perry would sign the engagement letter, and then we would send over case files for action.
9. **Adjourned:** 9:10pm