

## **Palmer Lake Beach Club (PLBC) Inc.**

### **Board Meeting Minutes, January 26, 2023, 7:00pm South Beach Offices**

#### **1. Call to order: 7:02pm**

**2. Roll Call:** Kim Hunsaker, 2<sup>nd</sup> VP; Jeffery Prestage, 1<sup>st</sup> VP; Rosa Velder, Opns Mgr; Robert “Bob” Perry, President; Sarah Watkins, Treasurer; Dolores Starr, Secretary; Jada French, Board Alternate; Tanya Stevens, Board Alternate; Kathy Wright, Board Alternate; Cliff Arif, Member; Ed Wood, maintenance technician.

#### **3. President Comments:**

a. Agenda Review – Ask for changes.

- Minutes for approval - 2022-11-22 Board Meeting. After review Dolores Starr made a motion we approve the minutes, Kim Hunsaker seconded the motion, there was no further discussion and the motion passed unanimously.

b. Spring Member Meeting:

- Saturday, March 25<sup>th</sup>, Fire Station, 10:00~12:00 (Date is confirmed, pick up key day before, drop at Key Center right after meeting.
- Stuffing Party (Feb 13<sup>th</sup>, 6:00pm) Perry Hovel.
- Budget Committee Recommendation was accepted and it was agreed that in the Spring General Member meeting during budget discussions we would explain the need for a future dues increase. This was approved via a motion by Dolores Starr, seconded by Sarah Watkins. There was no further discussion and the motion passed unanimously.

- General Member Meeting Agenda Review – the agenda (attached) was reviewed and it was agreed to use the agenda in the creation of a draft for future approval.
- c. Playground Equipment Installation Update. Bob explained that we had slightly delayed the arrival of the playground equipment to ensure that immediately upon arrival it could be installed, minimizing the risk that the materials could be damaged or stolen.

**4. Secretary/Operations Manager:**

- a. Discussions of general correspondence and communications. No unusual communications or correspondence.

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

Sarah reviewed the financial report, then Dolores Starr made a motion that it be accepted, Kim Hunsaker seconded the motion, there was no further discussion and the motion passed unanimously.

**6. New Business:**

- a. Did we request the street light at the corner of 197<sup>th</sup> & 18<sup>th</sup> that we approved in November?
- b. Shady Park Docks signage. Bob will circulate deck for review.
- c. HOA owned spaces – trees, etc.
- d. Lake cleanup – aeration, etc.

**7. Next Board Meeting: 2-23-23**

**8. Executive Session:** The Board then went into executive session, and during the session unanimously agreed that LaDawn Wright would be sent a potential non-compliance notice with a 3 day deadline to be heard regarding her pit bull running free which has bit a member.

**9. Adjourned:** The meeting adjourned at 9:10pm.

# 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" for a future date.	Jeff, Dee Second. Unanimous.