

Palmer Lake Beach Club (PLBC)

Minutes, June 27, 2024

South Beach Office

1. Call to Order: 7:00 PM
2. Roll Call
 - a. Kim Hunsaker, President - present
 - b. Kathy Wright, 1st Vice President - present
 - c. Kim Adam, 2nd Vice President – present
 - d. Dolores Starr, Treasurer- present
 - e. Nancy Carr, Secretary - present
 - f. Rosa Velder, Member/Operations Manager -present
 - g. Jay Wood, Maintenance – present
 - h. Alternates:
 - i. Bob Perry, Consultant - present
 - i. Members: Emily Turk - present
3. President Comments
 - a. Agenda Review – Agenda accepted
 - b. Review and approval of May 23rd Board minutes, previously distributed to the Board. Dee Starr made a motion to accept, Kathy Wright seconded and motion carried.
 - c. The Maintenance position was discussed. Jay needs help. It was suggested that we hire Tristan and William Watkins to fill this need. A motion was made by Kim to hire Tristin at \$22.50 per hour and William at \$16.79 per hour. This motion was seconded by Kathy. Motion carried.
 - d. Update on leaches – lake treatment company has not yet responded to our request for information if they can help. We need to identify if they are leeches or a type of worm. Kathy to put a note on PLBC website asking for folks to help identify. We would like samples or pictures.
 - e. The graffiti on the playground and bus stop cover is still there. Kim to ask Tristan if they can help remove the red paint.
 - f. Picnic table repairs update – Jay provided his quote to repair and Rosa will get a second quote. Bob will help order wood for the picnic tables and both docks.
 - g. A previous request was made to add sand in specific areas on the beach. This would require raking the beach first then adding and spreading the sand. This project is not budgeted. Kathy to get information on process and an idea of cost and report back to the Board.
 - h. It was noted that a few of the fire hydrants are covered by vegetation and not readily visible. Kim H. is getting a map of all fire hydrants in PLBC and will invite folks to help with weed control.
 - i. Kim H advised she has family visiting during the July meeting and may not be available. Kathy to step up for the July 25th meeting.
4. Secretary/Operations Manager

- a. Correspondence received and dispositioned by the HOA was shared.
 - i. Siara & Michael Lazarescu, request to forward HOA dues invoice
 - ii. PLBC Annual Report filed with Secretary of State
5. Treasurer and Bookkeeper/Operations Manager (Dolores Starr/Rosa Velder)
 - a. Monthly financial report was presented and reviewed. Nancy made a motion to accept the financial report as presented and Kathy seconded. Motion carried.
 - b. Status of yearly mailed invoices. This year only five invoices were returned by the post office. Best record yet.
6. New Business
 - a. Rosa suggested the HOA get a Capital One credit card to help with HOA purchases so folks would not have to expend their own funds to be reimbursed. Nancy made a motion for Rosa to get a credit card and Dee seconded. Motion carried.
7. Committee and Events
 - a. Status of 4th of July Picnic on June 29. Timeline, tasks and volunteers were assigned.
 - b. Status of National Night Out, August 6, 2024, more on this at July meeting.
8. Next Board Meeting, July 25, 2024
9. Executive Session, if needed
10. Meeting Adjourned, 8:14 PM

Nancy Carr
Secretary