

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

## **Minutes July 25, 2024**

### **South Beach Office**

1. Call to Order: 7:00PM
2. Roll Call
  - a. Kim Hunsaker, President – Excused
  - b. Kathy Wright, 1<sup>st</sup> Vice President - Present
  - c. Kim Adam, 2<sup>nd</sup> Vice President – Present
  - d. Dolores Starr, Treasurer - Present
  - e. Nancy Carr, Secretary - Present
  - f. Rosa Velder, Member/Operations Manager - Present
  - g. Jay Wood, Maintenance - Absent
  - h. Alternates:
    - i. Bob Perry, Consultant – Excused
    - ii. Ashley Perry – Alternate - Present
  - i. Members:
    - i. Sarah Watkins - Present
3. President Comments
  - a. Agenda Review –
  - b. Update on leaches – No new reports, website will be updated to show we do periodic checks on lake. If anyone comes across a leach or worm, please let the Board know and provide a sample and pictures.
  - c. The graffiti on the playground and bus stop cover is still a problem and Sarah will work to get this off. It is on a part of the play equipment that is not easily accessible.
  - d. Status of picnic table repairs. Sarah asked if the picnic tables are made with treated wood. We may not be using the right kind of paint. The new wood for table and dock repair is coming this Saturday.
    - i. Status on raking and adding sand to the beach. Kathy is still working on this. Looking to see if William can help with the cleaning.
  - e. Status on uncovering fire hydrants – This is in work and report next meeting
  - f. Lake Health – Status of a plan was asked about to get water to the other side of the lake. Check status next month.
4. Secretary/Operations Manager
  - a. Review and approval of June 27 Board minutes. Kimberly made a motion to accept the June 27<sup>th</sup> minutes that were submitted via email. Dee seconded and motion passed.
  - b. Correspondence received and dispositioned by the HOA was shared.
    - i. Non-member reporting squatters. This report needs to go to law enforcement for an explanation of the process.
    - ii. Scott Conrade, Aquatic Biologist with Aquatechnex sent an email to introduce himself and Rosa responded with instructions on how to launch a boat to check the lake.

- iii. The process of handling snapping turtles in a lake was provided by the WA Dept of Fish and Wildlife. It was decided by the Board to take no action at this time.
  - iv. A voicemail from Anthony Adams was dispositioned by Rosa requesting he contact the home owner and have them contact the Board.
  - v. An on-line payment request from a non-member was received and advised to have the home owner submit the request.
  - vi. A request for a partial dues payment plan was received and the home owner was advised we have no process or the authority to handle partial payments.
5. Treasurer and Bookkeeper/Operations Manager (Dolores Starr/Rosa Velder)
- a. Monthly financial report was presented and reviewed. Kimberly made a motion to accept as presented. Nancy seconded and the motion passed.
  - b. Status of an HOA Capital One credit card. Rosa applied for the card and was approved for the 2% cash back. There is a \$150 fee, but the cash back will more than cover that.
  - c. When we hired and set William up as an employee, discovered there were two UBI numbers for the HOA. After much investigation and phone calls, Rosa has this straightened out.
6. New Business - None at this time.
7. Committee and Events
- a. Report on 4<sup>th</sup> of July picnic – very well attended.
  - b. Status of National Night Out, August 6<sup>th</sup> – after the meeting, all tasks were listed and assigned.
8. Next Board Meeting, August 22, 2024
9. Meeting Adjourned at 8:00 PM

Respectfully Submitted,  
Nancy Carr, HOA Secretary