

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

## **Minutes August 28, 2025**

### **South Beach Office**

1. Call to Order: 7:01pm
2. Roll call:
  - a. Board Members: Ashley Perry, President; Kathy Wright, 1<sup>st</sup> Vice-President, Denise Mattos, 2<sup>nd</sup> Vice President; Dee Star, Treasurer; Nancy Carr, Secretary
  - b. Alternates: Kacey Abernethy
  - c. Members: Many members attended for the lake discussion
  - d. Employees: Bob Perry, Operations/Accounting Manager
3. Old Business;
  - a. Agenda Review by President
  - b. Maintenance Update:
    - i. Busy getting ready for fall which includes changing padlocks to combination locks, realigning security cameras on the beach, turning on the lights on top of the poles. Water does not need to be turned off for winter and how the lake overflow works was explained.
    - ii. Discussion on how the new locks for the bathrooms will help control and identify any vandals. The importance of reporting any vandalism when you see it. Call the HOA number or send an email advising where and what time so security cameras can be checked.
    - iii. A light on a new pole in the playground area will help avoid potential injuries because of low light.
    - iv. It was reported some of our employees have been harassed about the condition of the lake. This will not be tolerated. Any instance must be reported.
  - c. Adding sand to the south beach should be completed within the next couple of weeks.
  - d. Lake Update – this includes all lake status, and the information was discussed.
    - i. Two treatment companies came to check the lake and identified the algae as planktonic which is different than pond weed. Because of the size of the lake, bubblers are not a viable solution. We need to have chemicals applied, and to be sure of the right solution, the lake samples were sent in for expert advice. Because of the cooler weather and not as much sunlight, the lake will start looking better, but that does not mean the problem has been resolved.
    - ii. Sepro is the company we are working with, They will let us know their suggestions after the lake samples have been completed so they can provide quotes. It was noted that we need to kill the algae first, then handle the pond weed.

4. Secretary – Nancy
  - a. Nancy asked for a motion to approve the July Board Meeting minutes. Dee made the motion which was seconded by Ashley and approved.
5. Treasurer - Dee
  - a. Dee asked for a motion to approve the July financial statement that was available. Kathy made the motion, Nancy seconded and motion was approved.
  - b. The paperwork at Sound Credit is now available for the Board members to sign.
6. Operations Manager – Bob
  - a. Communications received and handled were mentioned:
    - i. A member had a dead and dangerous tree and the Board, via email, made an exception and gave the homeowner approval to have the tree removed.
    - ii. A member has concern with neighbors not keeping yard free of furniture and other trash.
    - iii. A non-HOA member having trouble with HOA member dumping trash in her lot. Bob explained her options.
7. HOA Events – Kathy
  - a. National Night Out was a great success and we had representatives and first responders attend.
  - b. Halloween Trunk or Treat on Tuesday, October 31<sup>st</sup> is our next event. Ashley will head this up and a meeting will be set up. Volunteers were noted.
  - c. Photo with Santa will be next, and Ashley will set that up.
8. Next Board Meeting Sept. 25th at 7:00 pm
9. Next Member Meeting is Saturday, October 25 at the Lutheran Church
  - a. Need to prepare for Member meeting and mail details
10. Meeting adjourned at 8:41pm