

Palmer Lake Beach Club (PLBC)

Minutes November 21, 2024

South Beach Office

1. Call to Order 7:00 pm by president
2. Roll Call – Present:
 - a. President, Kim Adam; 1st VP, Kathy Wright; 2nd VP, Ashley Perry; Treasurer, Dee Starr; Secretary, Nancy Carr; Operations Manager, Rosa Velder; Alternate, Tammy Harris
3. President Comments
 - a. Agenda Reviewed and approved.
 - b. North beach tree removal status update from Sarah Watkins tabled until next regular meeting in January.
 - c. American Pond Weed in our lake – Update from Tammy Harris
 - i. To continue this study, a working subcommittee is required to share information and document actions. Dee Starr and Kim Adam will be the Board Members on this subcommittee with a Civil Engineer and a Microbiologist as participants. Ashley Perry will help set up shared files on the HOA computer.
 - ii. The first step will be weed removal but will be done in the spring as the cold weather has helped suppress the existing pond weed. Tammy has ordered the book needed to complete the requirements to be certified in the weed control. She plans to be ready and certified in the Spring of 2025.
 - d. Today is Rosa's last day as Operations Manager and Kim presented Rosa with a card and flowers in appreciation for her time as Operations Manager/bookkeeper. Rosa thanked the Board for her years of service and said she enjoyed her time with the HOA Board and was looking forward to just being a member.
4. Secretary/Operations Manager
 - a. A motion was made by Dee Starr to approve the Board Minutes from the October 24th Board meeting. Kathy Wright seconded the motion and approved.
 - b. A motion was made by Dee Starr to approve the Fall General Membership Meeting minutes of October 26th. Motion seconded by Kathy Wright and approved.
 - c. Discussion of general correspondence and communications.
 - i. An email regarding excessive vehicles was received and Rosa Velder responded with the Pierce County website that works very well for these requests and allows the reporting person to remain anonymous.
 - ii. There was an email about single wide mobile homes in Palmer Lake and Rosa responded with the HOA covenants advising that single mobile homes are no longer allowed. This information is on the website and was also provided via email.
5. Treasurer Report
 - a. Nancy Carr made a motion to approve the monthly HOA Financial Report that was emailed to all Board members with the meeting invitation. Motion seconded by Kathy Wright and approved.
 - b. Budget concerns for items outside the current budget were discussed.
 - i. There is a need to buy two canopy tents. One is to replace the borrowed canopy used by the HOA for Trunk or Treat that was destroyed by weather. The second one would belong to the HOA for community events.

- ii. There will be a need for Bookkeeper training for the person hired to take Rosa's position as the HOA Bookkeeper.
- 6. New Business:
 - a. Comments from Fall Membership meeting were addressed
 - i. Is a time limit needed to ensure everyone that wants to speak has a chance and all subjects can be addressed
 - ii. What would be the best way to control any interruptions.
 - 1. The Board would like to ask at the beginning of the meeting that all speakers be respected and allowed to speak (within time limits). We would like consideration for everyone.
- 7. HOA Events
 - a. Comments about Trunk or Treat
 - i. May want to reconsider having a doggie parade. That should be a yearly decision.
 - ii. Permanent markers work better for decorating pumpkins.
 - iii. Request donations earlier – during the initial planning for the event would be best.
 - b. Status of December events and dates/times for each activity.
 - i. Dec 21 for Santa, from Noon – 2:00 pm. Deputy Betts will be Santa
 - 1. We need candy canes, cookies, hot chocolate.
 - 2. Kathy Wright will put notes on the website and we need to work together on this event since the next scheduled Board Meeting is in January.
 - c. Need to set calendar dates for 2025 known HOA activities and events,
 - i. Kathy and Ashley will present their recommendations at the January 23rd meeting.
- 8. Next Board Meeting, Thursday, January 23rd. No December meeting
- 9. Meeting adjourned 8:39 pm

Executive Session November 11, 2024:

Motion made to lock the bathrooms full time during the investigation of vandalism. This motion seconded and approved unanimously.