

Palmer Lake Beach Club (PLBC)

Minutes January 23, 2025

South Beach Office

1. Call to Order by President at 7:00 PM
2. Roll call: President, Kim Adam; 1st Vice President, Kathy Wright; 2nd Vice President, Ashley Perry; Secretary, Nancy Carr; Treasurer, Dee Starr; Operations Manager, Bob Perry; Alternates, Tammy Harris and David Sylvia; Member, Andy Gano
3. President Comments;
 - a. Agenda Review – no changes
 - b. Sarah gave status on tree removal of diseased trees on HOA properties that need to be removed. She had some estimates from the main arborist and tree removal company and discussions included how to handle the downed trees. It was decided to obtain three quotes, one each for cutting, blocking and chipping to get a better idea of the actual cost of the work to be done. Since some of the trees are in a dangerous position over members properties, the information will be submitted in email to the Board for a faster decision to get started.
 - c. Kathy gave her status on the Kids Play/Sand Area. After discussion of this project and enhancing the beach, it was decided to combine the two projects. This will be a more efficient way to enhance the beach, control erosion, and get the job done. It will take about 12 cubic yards to maintain the beach. It was recommended to get \$1500 from the Capital budget. Some work will be done by hand to help keep the costs down.
 - d. Tammy has been doing a lot of work and studying on the lake treatment project and aeration, herbicides to use and native plant maintenance to help keep the lake clean. She plans to have her license to be certified for lake treatment by March at the latest. After discussing the best time to stock the lake with fish, it was decided to stock the lake the first week of April and apply the herbicide to control pond weed the end of April. To help keep folks informed about current activities, future plans and helpful information, there will be updates on the HOA website in the 'Lake' section.
4. Secretary – Nancy
 - a. Ashley Perry made a motion to approve the November 2024 HOA Minutes and seconded by Dee Starr. Motion passed.
 - b. There was no communication to report, only normal requests.
5. Treasurer - Dee
 - a. Dee asked for a motion to approve the financial report that was provided. Nancy made a motion to accept the financial report and Ashley seconded. Motion passed.
 - b. Dee advised there was a change in payroll processing for the HOA employees. Payroll is now on a calendar month basis. No action is required by the Board.
 - c. There was discussion about the feasibility of hiring a collections attorney to start the collection/foreclosure process for the top 10 delinquent members. A potential attorney list will be provided for future discussion.
6. Operations Manager – Bob
 - a. Bob shared a proposal for added cameras at the north and south bathroom entrances and lighting control and new locks for the bathrooms. It would be best to do this project at the same time as the sand for the beach. This project will be on the agenda for the Members Meeting March 22nd.
 - b. The garbage that has been dumped on the side of Lake Drive was found to be from a PLBC resident. Bob sent some information to Deputy Betts.
7. 1st Vice President – Kathy

- a. Kathy sent out a list of future HOA events and asked for comments. There was discussion on the date for pictures with Santa. Kathy will check on the date of the Key Center Corral tree lighting to make sure there is no conflict.
 - b. Kathy advised she will update the website with events and dates.
- 8. Spring Member Meeting
 - a. The date for the Spring Meeting is March 22nd at the Lutheran Church at 10:00am. The Board should be there at 9:30.
 - b. Kathy made a motion to accept the General Meeting notice to be mailed. Ashley seconded and the motion passed.
 - c. We need to ensure the Deputies are invited to this meeting.
- 9. Next Board Meeting is February 27th
 - a. The March Board Meeting will be rescheduled to March 20th so it will be before the Spring Member meeting.
- 10. Executive Session
 - a. Meeting adjourned 9:30pm.