

Palmer Lake Beach Club (PLBC)
Board Meeting Minutes July 23, 2026
South Beach Office

1. Call to Order: 7.00pm
2. Roll Call:
 - a. 1st Vice President, Kathy Wright; 2nd Vice President, Denise Mattos; Treasurer, Dee Starr; Secretary, Nancy Carr;
 - b. Alternate Board Present: Kacey Abernethy, Cliff Ariff
 - c. Employees Present: Operations/Account Manager: Bob Perry
 - d. Members Present: Heather Thompson was present for entire meeting. A list is available of other members at the outside part of the meeting.

Following items were discussed outside of the HOA office due to the number of members in attendance:

3. Lake Health – First topic of discussion
 - a. Kathy asked for a show of hands how many people were aware that a year ago the HOA created a page on the website titled "Lake Health" with regular updates posted since July 23, 2025, with the first post detailing a complete history of the lake since the 1990's? Few, if any, raised hands so she highlighted what was on the website. This included the treatment process chosen as best for our lake that could be done in a timely manner, the safety of the fish, pets and people and concurrence with the Health Department.
 - b. Members were invited to ask questions and most revolved around the water level of the lake, the method of maintaining the level, the pipeline supplying the neighbor the water he is entitled to, and the frequency of the pump and how it is controlled. It was explained our pump system is to handle water overflow and not lake circulation.
 - c. There was a lot of discussion on how much water is sent through the pipe system to the neighbor, who manages this and how a member looking at the pipe knows it is functioning. Bob explained the neighbor has a way to turn off the water flow on his end if it is too great, or a notification process if he needs more. He also said if folks wanted to see the markers on our side of the pipe, send an email to the HOA and he would set up a session. Our Maintenance folks monitor this, too, and make sure all in functioning.
 - d. The Board has been trying to keep the HOA website updated with any changes to the lake, i.e., when it is treated and if there are any problems. The Health Department checks the water about every two weeks during the summer to ensure it is safe for swimming. The Lathrium process we are using to clear the lake of phosphorus, which feeds the algae, is working well.
4. Communication Issues
 - a. There were complaints that folks sending questions and requests to the HOA email were not getting a timely response. The HOA Board is all volunteer and not full time. This summer has been hard with vacations and medical problems. We try to get responses in a timely manner, but please remember that there are days that there is not constant coverage. Not everyone has signed up to get messages and invoices through email. There is a form available and email does help with responses.

- b. The new process for bathroom locks is in the implementation process and will take some time before fully completed. When there is vandalism, especially in the bathrooms, this takes time and money from enhancements. The last vandalism in the North Men's bathroom also requires a new door. This new process will replace the old 'code' with an upgraded method of entry.
- 5. HOA Bylaws
 - a. The process of changing and updating the HOA bylaws was addressed. The steps are in the current bylaws and are available on the website. There are two membership meetings each year (spring and fall) and that is where membership voting takes place, which is required for any changes.
 - b. The budget and monetary spending was brought up and it was explained the fiscal year for the HOA is July 1 through June 30. The Budget Committee and Audit Committee members are selected from volunteers at the Fall Member meeting and they will meet in the January/February time frame to advise their recommendations at the Spring Meeting. The members at the Spring Meeting will vote on the committee recommendations.

At 8:43pm, the Board Members moved into the office to continue with the July Agenda

- 6. Old Business:
 - a. Maintenance Updates:
 - i. Next week us the beginning of connecting what is needed to start the bathroom lock process. Due to vandalism the men's north bathroom door may need replacing. If so, may need two types of access while the bathroom is being repaired.
 - ii. To complete the playground posts, lights, security cameras, more concrete is needed to figure out the new footprint.
 - iii. There was no damage to the docks during the 4th of July fireworks.
 - iv. The equipment needed for weed control for kids play sand area is now available.
- 7. Secretary:
 - a. A request was made for approval of June Board Meeting Minutes. Dee made the motion and Denise seconded. Motion passed.
- 8. Treasurer
 - a. The June financials are not available and will be presented next month.
- 9. Operations Manager
 - a. Status of payment processing – will be available next month.
- 10. HOA Events
 - a. National Night Out, August 4th from 5:00 – 8:00pm.
- 11. Meeting adjourned 9:15pm