

Palmer Lake Beach Club (PLBC)

Minutes May 28, 2026

South Beach Office

1. Call to Order:
2. Roll Call:
 - a. Board Members Present: President, Ashley Perry; 1st Vice President, Kathy Wright; 2nd Vice President, Denise Mattos; Treasurer, Dee Starr; Secretary, Nancy Carr.
 - b. Alternate Board Present: Kacey Abernethy
 - c. Employees Present: Operations /Account Manager, Bob Perry (by phone)
 - d. Members Present: Cliff Ariff, Genee Grimmatt
3. Old Business:
 - a. Agenda reviewed and no revisions
 - b. Check on installation date of the bathroom door cameras, playground posts, lights, and security cameras. Should be done by mid-June. All materials available.
 - c. Lake updates. The first treatment has been completed and the state notification poles have been established in all property on the lake. The lake is being monitored to ensure the ph level is maintained. The fish will be ordered this week.
 - d. Maintenance Update.
 - i. The lumber needed to repair the picnic table and dock boards is being ordered this week.
 - ii. Discussion on solutions to eliminate the grass growing in the sand in the fenced area for the small kids. There is no easy solution and no recommendation at this time, but options, including blow torch, are being explored.
 - e. Chicken policy.
 - i. The draft policy has been on the website for a month with no feedback from members about the suggested policy or further comments. A motion was made by Nancy and seconded by Dee to remove the draft policy from the website and not proceed with any further action at this time. If anyone were to have chickens, they would be responsible for rodent control. This motion was unanimously approved.
 - f. Update on March Meeting member suggestions. These were just suggestions with no back up comments or idea of cost or time. If the person making the suggestion wants to go further with this, they can come to a Board meeting with more information.
 - i. Upgrade basketball court to full size
 1. This is assumed to be a high price item so needs a lot more information and checking. Kacey volunteered to talk with who we think made the suggestion for help if the intent is to go forward.
 - ii. Put in soccer nets
 1. Genee Grimmatt made the suggestion at the Member meeting and was present to explain where she thought the nets could be set up. She also will donate the necessary equipment. It was decided to make this a pilot

project to check with Maintenance and agree on a place to set up portable nets for a short period of time to see if it is used.

iii. Emergency exit from PLBC

1. This requires more than just PLBC, so Cliff will continue with Fire Department to see what their recommendations are.

4. Secretary

- a. Request made for approval/revision of May Board Meeting Minutes. Kathy made motion to approve the minutes as sent out in an email. Dee seconded and motion passed.

5. Treasurer

- a. Request made by Dee for approval of May financials that were shared at the meeting. Motion to approve by Nancy and seconded by Kathy. Motion approved.

6. Operations Manager:

- a. Due to Quick Books problems, the invoices cannot be printed at this time. Bob hopes to have this resolved next week so invoices will be distributed a week later than originally planned.

7. HOA Events

- a. Independence Day Picnic/BBQ is the next event on Saturday, June 27th. Kathy will chair. Genee to help with this and they have plans to have most everything taken care of before Kathy leaves on her trip.

Meeting adjourned 8:09pm