



# Palmer Lake Beach Club (PLBC)

Spring 2026 General Member Meeting

Meeting Agenda

2026-03-28

Minutes Version

This agenda has been updated to become the official minutes of the meeting. Minutes notes are reflected herein in red text to complement the official agenda.

# Agenda

- Call to Order
- Pledge of Allegiance
- Agenda Review
- Introduction
- Agenda/Motions from the Membership
- Nominations and Elections for Open Board Seats
- Current Financial Report
- Report of the Audit Committee
- Recommendation of the Budget Committee
- FY 2025-2026 Operating Budget Approval
- Motion to waive a formal annual audit
- Member Comments on waiving the reserve study
- Lake Water Quality/Treatment Update
- Spring/Summer Events, Volunteer Opportunities
- Follow-up Topic - Chickens

The meeting was called to order at 10:07 am. The optional pledge of allegiance was conducted and the agenda was reviewed.

# Pledge of Allegiance



# Introduction/Operations Review

- **The HOA** – Palmer Lake Beach Club, a Washington corporation.
- Overall establishment & management process
- **Part-Time Paid Staff**
  - Bob Perry, Operations/Accounting
  - Sarah Watkins, Maintenance Coordinator
  - Tristan & William Watkins, Maintenance
- **Website** – [www.palmerlakebeachclub.com](http://www.palmerlakebeachclub.com) Facebook is not the official website; it contains non-members and is not under the control of the HOA. It is not private. Disclosure of sensitive information on Facebook can harm the HOA.
- **Meetings** – two general membership meetings announced by legal notice, 12 board of director's meetings, held the 4<sup>th</sup> Thursday of each month at the center building on the South end of the lake, at 7:00pm.

The purpose of the meeting was explained, and the staff introduced.

# Agenda Items From The Membership

Emergency exit asked about since the PLBC only has one entrance/exit.

# Board Member Terms & Vacancies

PLBC Current Board of Directors		
Name	Term	Role
<b>Non-Expiring Director</b>		
Ashley Perry	2025-2027	President
<b>Expiring Director</b>		
Kathy Wright	2024-2026	1st VP
Denise Mattos	2025-2026	2nd VP
Nancy Carr	2024-2026	Secretary
Dolores Starr	2024-2026	Treasurer
<b>Expiring Alternate</b>		
Kacey Abernethy	2025-2026	Alternate

- Duties are detailed in the controlling documents.
- Becoming an alternate is a great way to prepare for a formal board position.
- Your active participation in the management of the HOA is great for everyone.
- The existing board is supported by people from a wide variety of life experiences and viewpoints.
- It's important Board Members and Alternates attend the meetings to remain informed and ready to serve. Unexcused absences can lead to board removal.

Current Board Members introduced.

# Board Nominations & Voting

*You may be nominated or “self-nominate” during the meeting. If there are more nominees than positions, then voting will take place after the close of nominations, and each nominee may make a brief introduction/statement. The members present (or via absentee ballot) vote for the candidates, most votes win.*

There is four board seats open for election. Nominees are:

There are 3 alternate seats open for election. Nominees are:

Name	Vote Tally
Kathy Wright	
Dolores Starr	
Nancy Carr	
Denise Mattos	

Name	Vote Tally
Kacey Abernethy	

The current Board members were re-elected. Duties of alternates explained and Kacey Abernethy was re-elected as Alternate #1 and Cliff Ariff was elected as Alternate #2. Alternate #3 remains open.

# Dolores Starr, Treasurer

<b>Financial Summary</b>			
<b>July 1, 2025 to March 1, 2026</b>			
<b>Income Statement</b>		<b>Balance Sheet</b>	
<b>Income:</b>	<b>\$77,788</b>	<b>Assets:</b>	
		Checking	\$270,379
Admin Exp:	\$3,130	Savings	\$807
Utilities	\$7,240	Accts Receivable	\$83,200
Wages/Contractors	\$26,565	CD's	\$57,029
Other	\$58	Fixed Assets	\$122,508
<b>Total Exp:</b>	<b>\$36,993</b>	<b>Total Assets:</b>	<b>\$533,923</b>
<b>Net Income:</b>	<b>\$40,795</b>	<b>Liabilities:</b>	
		Fed Inc Taxes	\$178
		Payroll Taxes	\$191
		<b>Total Liabilities</b>	<b>\$369</b>
		<b>Equity:</b>	<b>\$533,554</b>

The Financial Report was presented and approved.

# Audit Committee Report



## STATEMENT OF THE MEMBER AUDIT COMMITTEE

On January 17, 2026 the Audit Committee met and reviewed the accounting records, systems and back-up documentation.

After review, the Audit Committee's opinion of the financial records and systems of PLBC is:

1. No significant discrepancies or problems were identified.
2. All questions regarding the records and systems PLBC were satisfactorily answered.

Linda Niles

Handwritten signature of Linda Niles in blue ink, written over a horizontal line.

Genee Grimmett

Handwritten signature of Genee Grimmett in blue ink, written over a horizontal line.

Bernadette Belcher

Handwritten signature of Bernadette Belcher in blue ink, written over a horizontal line.

Sincere thanks to Linda Niles, Bernadette Belcher, and Genee Grimmett.

Audit Committee introduced.

Budget Approval – the 2025 PLBC Operating Budget reflects the recommendation of the member budget committee – thanks to Linda Niles, Bernadette Belcher and Genee Grimmett

## Please See The Handout

Members in attendance reviewed the budget handout, which duplicated the budget shared with the membership with the meeting notice. After discussion, a vote was held. There was 29 voting lots in attendance and 34 approved the budget, an approval rate of 79.42%, which approved the budget, but this was incorrect, the previous years budget was different by \$1,700 net. This discussion, however, did not impact the review and passage of the budget that was distributed in advance to the membership, and handed out in the meeting for approval.

# Motion - Waiver of Outside Audit

**Background:** RCW 64.38.045 (3) At least annually, the association shall prepare, or cause to be prepared, a financial statement of the association. The financial statements of associations with annual assessments of fifty thousand dollars or more shall be audited at least annually by an independent certified public accountant, but the audit may be waived if sixty-seven percent of the votes cast by owners, in person or by proxy, at a meeting of the association at which a quorum is present, vote each year to waive the audit.

**Motion:** *The Board of Directors, considering the cost of an independent audit relative to the operating budget of the association, that the membership performs an independent audit of the books and records of the association, and that an independent account reviews the books and prepares the tax returns, seeks to waive the RCW requirement of audit as provided for in the RCW.*

After discussion, the membership approved by a majority that no outside audit needs to be conducted.

# Motion – Waiver of Reserve Study

*RCW 64.38.090 recommends a reserve study by a reserve study professional for all associations. Palmer lake is exempted from the requirement because the cost of a study is estimated at \$10,000 or more, which is more than 5% of the operating budget. The Board also has the authority to waive the requirement.*

*This has always been waived.*

*But, historically the Board has asked the membership to provide it's input on this decision as well.*

*Does any member believe we should plan for and conduct a reserve study?*

*After discussion, the membership indicated their majority agreement with the Board decision to not have a reserve study.*

# Community Events

**Independence Day Picnic:** June 27th, South Beach, Noon.

- Hot Dogs, Hamburgers, Chips, Cupcakes, Water, Prizes & Games.

**National Night Out:** August 4th, South Beach, 6:00pm.

- Hot Dogs, Hamburgers, Chips, Cupcakes, Water, Prizes & Games.
- Meet our local first responders and community support organizations.

**Halloween – Trunk or Treat:** October 31<sup>st</sup>, South Beach.

- Hot Chocolate, Coffee, kid's candy, games.

**Photos with Santa:** December 5<sup>th</sup>, South Beach Offices

**Volunteer Opportunities & Committees....** (AP)

It was asked to explain what the committee would and how could be on the committee. It was suggested to explore approving volunteer hours for students.

# Lake Water Quality Update

*In 2025 we spent a lot of time and laboratory testing to determine the exact issues for the lake, primarily related to the algae bloom which led to several 2025 lake closings.*

*We have determined that excessive phosphorus build-up in the lake, from duck feces and decaying plant matter was providing a massive amount of nutrients for algae.*

*In the fall of 2025, PLBC membership approved capital spending to treat the lake, and the first round of treatments will take place this April. It is our expectation that a minor treatment may be needed in the fall of 2026. This treatment is not harmful to humans or pets, and simply makes the phosphorus unconsumable to algae, starving the algae.*

*Regular laboratory testing will take place to monitor the water throughout the year.*

*We will post updates regularly to our web site.*

*The lake treatment will happen in April and not affect fish, people, or pets. Current information will be available on the HOA website.*

# Closing....

- Additional Agenda Items
- Final Comments
- Please come a Board meeting (4<sup>th</sup> Thursday of each month, 7:00pm, center building south beach).
- Please visit the web site for important updates.

Chickens – policy on website for folks to look at and approve  
Need feedback and please attend board meeting for info.

Discussion (short) on Scott

It was suggested the basketball court be upgraded to full size so more teens and adults can use. Also, set up some soccer nets.

The question on emergency exit for residents was discussed and suggested to take to First Responders.

Meeting adjourned at 11.27am