

# **Palmer Lake Beach Club (PLBC)**

## **Minutes March 20, 2025**

### **South Beach Office**

1. Call to Order: 7:03 pm
2. Roll call:
  - a. Board Members present: Kim Adam, President; Kathy Wright, 1<sup>st</sup> VP; Dee Starr, Treasurer; Nancy Carr, Secretary.
  - b. Sarah Watkins, Maintenance Coordinator; Bob Perry, Operations Manager/Accounting (via Google Meets).
  - c. Alternates: None
  - d. Members: None
3. President;
  - a. Agenda Review and additions:
  - b. Lisa Olson Building request – by Executive decision, there is no concurrence to approve the building request with the design that was presented to the Board. When a permitted design is presented to the Board that shows that the entire septic system is 100 feet from the lake, we will review that building request.
  - c. Sarah has received two quotes for removing the trees on PLBC land that are not healthy or dangerous. Ingrid Hunter has requested the dangerous tree leaning into her lot be addressed. The cost of taking care of removing and cleaning up after all the trees that are marked for removal exceed the available budget so this will be put on the Capital Spending request for the Spring HOA Member meeting on March 22nd.
  - d. Sarah talked about the quote she received for Gravel for South Beach Office parking lot. It was recommended the parking lot be graded first. Sarah will take care of this when the weather permits.
  - e. Sarah wants to add flowers by the entrance sign and use perennials instead of replanting every year. She also talked about the need for a dog poop trash can. These will be taken care of.
  - f. There has been communication as to when the bathrooms will be unlocked during the day. This is normally done the first of April, but the south beach bathrooms will be open now and the codes will be changed monthly.
  - g. Kathy gave the latest update on the South Beach Sand Project. This will be part of the Capital Spending request presented at the Member Meeting.
  - h. Kim shared that Tammy could not be at the meeting for her pond weed control updates, but she is scheduled for her certification test on April 1 and has passed her pre-test. The Members Meeting will have more information.
  - i. Bob talked about the need for upgraded/additional bathroom security cameras, wi-fi bathroom door locks, additional light and security camera pod for the playground and updated wi-fi to accommodate these requests. This will be added to the Capital Spending request.
4. Secretary – Nancy
  - a. Nancy asked for approval of the February Board Meeting Minutes. Dee made the motion to accept, Kathy seconded and motion approved.
5. Treasurer - Dee

- a. The February Financial Report had a formatting problem and is included in the March Financial Report. Kathy moved to accept the March Financial Report, Nancy seconded, and the motion passed.
  - b. We have \$4000 in the budget for fish. Dee will start the approval process to have the lake stocked in the first part of April.
6. Operations Manager – Bob
  - a. Legal Representative decision has been made and discussion on addressing the members that are not current. Kim made a motion to take the top 5 on the list of delinquent members to start the collections process, Dee seconded, and motion passed.
7. 1<sup>st</sup> Vice President – Kathy
  - a. Kathy had folks check out the website with the updates she has made.
  - b. The Easter Egg Hunt is the next event. Kathy has it well organized and will have a volunteer sign-up form at the Members Meeting to have members help get ready for the event by stuffing eggs, donating candy and help set up and assist during the hunt.
8. Spring Member Meeting
  - a. Discuss setup requirements (logistics) and the list of things to take to set up for the meeting was planned out.
  - b. The Presentation was discussed and updated. Each page of the Presentation was marked with the person introducing that page. The upcoming elections were talked about, and we want to strongly encourage the alternates to attend the Board Meetings as they may be called up to vote during the meetings if an officer is not present.
9. Next Board Meeting April 24th at 7:00 pm
10. No Executive Session
11. Meeting adjourned at 8:30 pm