

Palmer Lake Beach Club (PLBC)

Minutes, August 22, 2024

South Beach Office

Kim Hunsaker resigned as President the PLBC Board due to family medical problems. An Executive Board Meeting was held to fill the open position from the list of current alternates and Ashley Perry was selected to fill the open seat on the board. Also at this meeting, Jada French was selected to fill the alternates vacancy.

1. Call to Order 7.00pm
2. Roll Call of New Board and Positions
 - a. Kimberly Adam, President - present
 - b. Kathy Wright, 1st Vice President - present
 - c. Ashley Perry, 2nd Vice President – called in
 - d. Dolores Starr, Treasurer - present
 - e. Nancy Carr, Secretary - present
 - f. Rosa Velder, Member/Operations Manager - present
 - g. Jay Wood, Maintenance - excused
 - h. Alternates:
 - i. Bob Perry, Consultant – called in
 - i. Members:
 - i. Sarah Watkins -Present
3. President Comments
 - a. Agenda Review – Rosa suggested we start thinking of a new date for the November meeting as we don't want to meet Thanksgiving day.
 - b. Sarah advised the picnic table repairs are almost done. Now waiting for the weather so they can be painted. Checking to see if we have enough wood to finish the docks.
 - c. Kathy clarified her request to rake and add sand to only a small portion (14 ft X 14 ft) of the beach on the sunny side. She will make a plan and get estimates so it can be presented at the Spring Members meeting. This project will need to be included in the next budget.
 - d. Lake Health – Bob has a meeting soon and will report at next meeting on the plan and cost to get water to the other side of the lake. Quote will include connecting the output pipe, running the pipe on bottom of lake and coming up between the two docks. It was decided to have rocks by the pipe so the water will wash over the rocks to reduce erosion.
4. Secretary/Operations Manager
 - a. Secretary asked for approval of July 25th Board minutes. Dee made a motion to accept the minutes as emailed and seconded by Ashley and approved.
 - b. Correspondence received and dispositioned by the HOA was shared.
 - i. A member wanted to pay HOA dues in person and Rosa explained the process for mailing a check or charging to a credit card.
 - ii. Scott Conrade, Aquatic Biologist with Aquatechnex sent Rosa a note that he has completed his survey and a quote on lake treatment and will forward the proposal to her. The estimate Rosa received was for monthly treatment not a one-time treatment. She replied to have the estimate updated and explained it needed to be within our budgeted amount. They are re-working and will have something ready by Feb so it can be budgeted. Also, need to clarify what the treatment is for. Past treatments have been for pond weed.
 - iii. It was noted we have a new (to Palmer Lake) invasive plant that is taking over the lake. It was recommended we submit photos to the state ecology board to identify and suggest treatment. Question was asked if the previous treatments we able to keep this

- new plant in check since we did not treat the lake this year. We will see if previous treatment was able to keep this new plant contained.
- iv. A request from a member was received advising they were making a partial payment of the HOA dues invoice received and would make monthly payments for the remainder. They were advised the Board did not have the authority to allow partial payments, the invoice must be paid in full.
 - v. It was also asked if there was a process to appeal late fees. No appeal of late fees is allowed by the bylaws.
 - vi. A request was made how to handle Scotch Broom and other growth that needs to be cleaned up. Rosa advised that HOA does not clean up lawn refuse on private property.
- c. A date was set for the October Member meeting of October 26th and see if the Home Fire Station is available. Nancy will check and reserve. At this meeting we will ask for volunteers for the audit and budget committees.
 - d. The stuffing party to mail October Member Meeting announcements must be 30-45 days before October 26th meeting. This will take place September 13th at 5:00 PM at the South Beach Office.
 - e. Rosa to work with Bob on a process for the 2024 liens.
 - f. Last month we raised Jay's pay to \$21 per hour and now have it documented.
 - g. The PLBC HOA will request a yard waste container to help dispose of the yard waste. This will be done next spring.
- 5. Treasurer and Bookkeeper/Operations Manager (Dolores Starr/Rosa Velder)
 - a. Dee asked for approval of the Monthly Financial Report that was emailed to the Board. Ashley made a motion to approve, Kathy seconded and motion approved.
 - 6. New Business – None at this time
 - 7. Committee and Events
 - a. A Report on National Night Out. This was a success, but there was a lack of planning and volunteers and guidance for volunteers. Improvement for next year.
 - b. Planning is starting for Trunk or Treat which will be October 31st from 5:00 – 8:00 PM. Kathy will chair with Rosa's help. There is a tote of candy available.
 - 8. Next Board Meeting, Sept 26, 2024
 - 9. Meeting Adjourned 8.00pm

Respectfully submitted,

Nancy Carr
Secretary
Palmer Lake Beach Club HOA