

PARADISE COMMUNITY CLUB
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"We are an Equal Opportunity Service"

PCC Board Meeting Minutes
January 13, 2013

The meeting of the Paradise Community Club Board was called to order at 1:12 PM at the PCC Office – 151 Nisqually Way, Ashford, WA - PCC President, Bill Balcom presiding.

Bill Balcom had the Board members and staff members introduce themselves. All guests were asked to sign the guest sign-in sheet.

Board Members Attendance:

Bill Balcom (President)	Bill Krause (Vice President)	Sonja Maddux (Treasurer)	Brett Anderson (Secretary)
Calvin Porter (Absent – 3rd)	Beth Marzano	Steve Olson	Sara Holmgren (Absent – 2nd)
Joan Williams			

Staff Attendance:

Cecile Roy (Office Clerk)	Alvie Whitlock (Water Manager)	Maria Niesen (Water Operator)
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The guests in attendance included: Darlene Krause, Chuck Mitchell, Joyce Mitchell, Maria Niesen, Paul Nerge, Ryan Montes de Oca, Charles Blanchard, Lori Blanchard, Jenny Balman, Rich Taini Sr., Dorothy Forsythe, and Linda Dorr.

OLD BUSINESS

Bill Balcom asked the Board to review the minutes of the 11/11/12 Board Meeting. After review, there were no questions, so Bill Krause motioned that the minutes be accepted as written. The motion was seconded by Beth Marzano and there were none opposed. Motion carried.

UPDATES on ACTION ITEMS

1-Outstanding Property Issues/Complaints

Cecile Roy

The problem property on upper Nisqually Way now has seen its condition worsen since the last meeting. More trash and discarded household items have been strewn across the yard. Fines were temporarily suspended on this property as it was hoped that the mortgage holder would

begin cleanup after the property was vacated. The cleanup did not occur, so Beth Marzano motioned that a letter be sent to notify the property owner that the \$100 per day fines would begin, effective 2/1/13. The motion was seconded by Sonja Maddux. Discussion ensued, after which Bill Krause elected to vote against the motion. The motion carried 6 votes to 1. Brett will write the letter to the property owner and the fines will commence on 2/1/13 unless cleanup is completed prior to that date.

3-Lot 256 Status (Water and Dues Obligations)

Brett Anderson

Brett provided the background of the situation with Lot 256. This lot had been exempt from paying dues and water since 1979, per the then current PCC Board. In 2009, the PCC Board had sent the lot owner a letter indicating that this arrangement would be honored until one of three events occurred (described below):

- i – Upon the sale of Lot 256, if the post-transaction title declares the lot no longer has building restrictions.
- ii – Any building construction on Lot 256, which would require a Lewis County building permit, would constitute an improvement to the land and negate the claim that it was a potential portion of the stream bed.
- iii – Clear evidence is discovered that a subsequent PCC General Membership meeting has reversed the decision of 1979.

Since the lot has now been sold, the Board is asking the new owner to show evidence that the real property's title is encumbered with building restrictions. The Board sent a letter on November 5th to the new lot owner that unless they are shown such evidence, the lot will become responsible for dues and water charges, like all other members' lots within Paradise Estates.

No such information was received from the property owner and so annual dues and bi-monthly water billings will apply effective 1/1/2013.

NEW BUSINESS

Treasurer's Report

The Treasurer's Report was read by Sonja Maddux and stated all account activity and balances for the period ending 12/31/2012. Sonja informed the audience that the bank balance is currently off by 10 cents due to a bank error. Bill Krause motioned that we accept the Treasurer's report as read and the motion was seconded by Joan Williams. There were none opposed - Motion carried.

PARADISE COMMUNITY CLUB, INC
MONTHLY TREASURER REPORTS
MONTH END: December 2012

Total assets as of December 31, 2012

Checking	\$55,859.11
CDs	37,745.80
Savings	15,840.60
Total	\$109,445.51

Checking Balance as of October 31, 2012 **\$38,476.95**

Deposits for the month of November	+ 15,831.68
Deposits for the month of December	+ 9,367.10
Total expenses for the month of November	- 4,721.61
Total expenses for the month of December	- 3,095.01

Check book balance as of December 31, 2012 **\$55,859.11**

Bill Krause motioned that the Treasurer’s report be approved as read. Motion was seconded by Joan Williams. None opposed – motion carried.

OFFICE ISSUES

1-Accounts in Arrears – Sonja / Cecile

Sonja and Cecile reported that no accounts had been added or deleted from the short list since the prior meeting.

2-Dues Revenue – Sonja / Cecile

Sonja and Cecile reported that significant revenue was flowing in from annual dues.

WATER SYSTEM REPORT – Alvie Whitlock

Oral summary provided per the below:

1. Bottom Line up front. Our water system is in Green Status with the Washington State Department of Health. Our water is safe and we are in full compliance with all State and Federal regulations. We have completed and passed all required water chemical and biological testing for the year 2012. The system is in good working order and all Water Department personnel are

State certified. All fees and 2013 operating permit renewal paperwork for Alvie, Jean and Maria have been sent to the Department of Health.

2. All water meters in PCC were read on December 21st for billing. Due to heavy rain and snow, four meters had to be read manually. These were under 6 or more inches of water.
3. Two owner-side leaks have been repaired and no system leaks were found during the reporting period. We have had two water outage calls in the last 60 days. One was attributable to being frozen on the owner's side and also had a blown freeze plug. The other was turned off at the house by the owner who had forgotten he had installed a new shut-off valve.
4. The annual Washington Water Operator and Management workshop will be held in Vancouver, WA March 25-28. We plan to send one person from the PCC Water Department. The cost of the conference is \$175.00 plus expenses. We request Board approval for this item. Brett Anderson motioned that the Board approve this expense. The motion was seconded by Beth Marzano. There were none opposed – motion carried.
5. Mt. View and Creek PI Update – A bid has been received from Morningstar Construction (John Tweet for roughly \$43K. We are currently awaiting information from Lewis County and Gibbs & Olson Engineering regarding requirements and additional bids. Brett also volunteered to try to get a better price on materials if the specifications could be sent to him.
6. The water department is in need of a water pipe locator and believes that a department cell phone would better ensure that a staff member could be reached for urgent water issues. Brett Anderson motioned that the Board approve the cost of purchasing a used locator unit (roughly \$400). The motion was seconded by Beth Marzano. There were none opposed – motion carried.
7. WDM1 Maria Niesen was hired after our last Board Meeting to replace Jean Roy. She has worked with the water department since May, 2011 and continues to increase her knowledge and skills. We also have a new volunteer – Ben Pacatte. Ben is a full time resident of PCC and will be a major asset to the community.

FIRE DEPARTMENT REPORT – Beth Marzano

Beth reported that there was nothing new to report except the fact that the recent Pierce #23 fire levy ended up passing by a single vote.

COMMUNITY WATCH - Paul Nerge

1 – New Signs – Paul Nerge reported that the new signs were received and 1 remains to be installed.

2 – Parking Hangers – Brett reported that 600 parking hangers were ordered earlier in the week. A printed mock up was distributed as a sample. The hangers are expected to be received in the next 3 weeks and should be distributed beginning in February.

3 – Street Lights – Steve Olson reported that members with lots in darker areas were solicited regarding interest in having a street light installed for security/safety purposes. Approximately

10 members were in favor and Steve is willing to work with the PUD to complete this request. Due to the PUD inadvertently overcharging us for the past couple of years, there is no cost expected beyond our credit balance (approximately \$700). Beth Marzano motioned that the street lights be installed. The motion was seconded by Steve Olson. None were opposed – motion carried.

Linda Dorr reported that the large wooden Crime Watch sign at the entrance was starting to look pretty worn. She volunteered to work with anyone interested to clean/rejuvenate the sign when the weather is warmer. Paul reported that there was little criminal or suspicious activity reported this period. Steve Olson stated that there were several incidents of crime but that most had taken place on the Pierce County side of the river. Paul reported that the next Community Watch meeting would be held at 10:00 AM on Saturday February 23rd, 2013.

FINANCE COMMITTEE – Steve Olson

In Calvin’s absence, Steve Olson reported that once again, the recent Finance Committee meeting resulted in no discrepancies in the PCC books. The meeting was held on 12/12/12 and was attended by Board members and general members alike. The next meeting is scheduled for 2/13/13.

COMMUNITY RELATIONS – Cecile Roy/Sonja Maddux

There was no new feedback to report.

Brett suggested that the Board establish a default date for the Annual Membership Meeting so that it is easier to plan for each year. The Board and audience agreed. To avoid the early June graduation and Father’s Day events, it was decided that the meeting would be set for the 4th Sunday in June. This year’s meeting will therefore be held on 6/23/13 at 10am – PCC Office.

Bill Balcom suggested we also choose the date of the Summer Picnic. This was discussed and all agreed that this year’s picnic will be held on 7/6/13.

GROUNDS / MAINTENANCE REPORT - Steve Olson

1 – Fence/Siding Bid Status

Brett read the bid amount received to install the new fencing around the septic system and side/roof Well House #4. An expected competitive bid from Les Atkins never materialized as Les was too busy to do the work. After a brief discussion, it was decided to pursue a send bid before committing community funds. Brett stated that someone at Suvers recommended asking a Bruce Miller for advice on local contractors. Brett will try to locate him.

Joan Williams suggested that the lake sign by the Well access road be re-painted and replaced. She further volunteered to help with the project. Paul Nerge offered to paint the lettering as well. Steve Olson will order the materials to be delivered.

GOOD OF THE ORDER – Bill Balcom

Cecile brought up the recently announced meeting for 2pm on 2/14/13 regarding modification to the hours and/or location of the Ashford Post Office. The meeting will be held at the Ashford Fire Station. Members are encouraged to attend to make sure their needs are heard.

A few members were present to further discuss the issues related to the end of Mt. Tahoma (entrance to the Tacoma City Light preserve area). A long discussion followed and in the end it was determined that the land on which the towing sign is posted is likely DNR land. Brett volunteered to discuss the issue with DNR if he could determine who to talk to at that department. One of the members said he would get the information emailed to Brett.

A member provided pricing from NW Cascade regarding supporting a Sani-Kan for the lake area. The vendor wants \$500 per month. Another option is to buy a used Sani-Kan for \$200 and then a service could pump it for \$75 per trip. All cleaning and other maintenance however would be the responsibility of PCC. This did not seem very attractive to the Board. A different member said he MAY know someone who can offer a more cost-effective solution. He will research and report his findings at the next Board meeting.

The issue of snow removal at the office and well house entrances was discussed. The contractor currently being used seems to be quick to respond and Cecile will ask him to bring in a copy of his insurance certificate. A potential backup resource for snow removal was identified (Jerry Iverson) in the event one is needed.

With no further items to report, the meeting was adjourned at 3:12pm. The next meeting is scheduled for 3/10/2013 at 1pm – PCC Office.

Respectfully submitted,

Brett Anderson, Secretary _____ Date _____

Attest: Bill Balcom, President _____ Date _____