



PARADISE COMMUNITY CLUB, INC.

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**PCC Board Meeting Minutes
January 8, 2017**

The meeting of the Paradise Community Club Board was called to order at 1:04 PM at the PCC Office – 151 Nisqually Way, Ashford, WA - PCC President, Bill Balcom presiding.

All guests were asked to sign the guest sign-in sheet. Attendance is reflected below.

Board Members Attendance:

Bill Balcom (President)	Bill Krause (Vice President)	Brett Anderson (Secretary)
Calvin Porter	Julie Caldwell	Steve Olson

Staff Attendance:

Cecile Roy (Office Clerk)	Ben Pacatte (Water Manager)
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The guests in attendance included: Darlene Krause, Rod Glyzinski, Erika Broska, Jessica & Mark Temple, Chuck Mitchell, Ben Anderson, Paul Nerge, and Robert White

OLD BUSINESS

Bill Balcom asked the Board to review the revised minutes of the November 13, 2016 Board Meeting. After review, Bill Krause motioned that the minutes be accepted as written. The motion was seconded by Steve Olson and there were none opposed. Motion carried.

UPDATES on ACTION ITEMS

- 1- Follow Up Regarding Shipping Containers** – Brett provided a recap of his discussion with the PCC HOA attorney. Her counsel was that, while we took the extra step to make sure the majority of our membership wanted no shipping containers to be located in our community, she firmly believes that our long-established Covenant #9 (wording top of next page) adequately precludes them.

COVENANT NUMBER 9

No structure shall be placed or maintained on any lot, except a residential private dwelling, house trailer (manufactured home), garage or suitable outbuilding for the sole use of the owner(s) or occupant(s).

She recommended that the Board send a letter to inform the individuals with containers that they are not allowed per this covenant. She emphasized that the letter should allow ample time for removal and ample time for the winter weather to pass. The Board discussed the issue and agreed to accept the advice of counsel. They then worked to determine a reasonable date. After the discussion the Board agreed on 6/23/17 as a reasonable deadline to remove containers already in the community. This will allow us to address any outstanding issues at the Annual Membership Meeting now scheduled for June 25th. A member asked if anyone knew of an Emergency Management-related entity that may have a need for secure storage, which could potentially save some money in terms of relocation cost over distance. Nobody seemed to know of a nearby agency with such a need. The Board has assigned Brett to draft a letter for review.

NEW BUSINESS

BOARD OPENING - Bill Balcom informed the attendees that the Board still has an open position and asked if anyone was interested in being nominated. One member (Chuck Mitchell) indicated that he would be willing to serve. With that, Bill Krause nominated Chuck for a position on the Board. The nomination was seconded by Calvin Porter and there was no opposition or discussion. Chuck immediately joined the Board at the front of the room. He was informed that the appointment would last only until the June election, at which point he would need to run again to fill the remainder of Beth Marzano's term.

1 - TREASURER'S REPORT

The Treasurer's Report was read by Cecile Roy (Sonja Maddux on vacation) and stated account activity and balances for the period ending 12/31/2016 as follows:

**PARADISE COMMUNITY CLUB, INC.
MONTHLY TREASURER REPORTS
PERIOD ENDING: December 31, 2016**

Savings Account Balances as of December 31, 2016

CD – First Citizens	\$31,955.34
Savings	\$20,845.11
Total	\$52,800.45

Checking Balance as of October 31, 2016	\$14,546.55
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Deposits for the months of Nov-Dec 2016	+\$30,863.19*
Expenses for the months of Nov-Dec 2016	- \$13,950.46

Checking balance as of December 31, 2016 **\$31,459.28**

Total Financial Assets **\$84,259.73**

*Includes \$5,000 transferred from Savings to purchase replacement meter registers.

A motion was made by Bill Krause to accept the Treasurer's Report as read. The motion was seconded by Calvin Porter. None Opposed – Motion carried.

LIENS/FORECLOSURES

Currently no members (except those under foreclosure) have liens in place.

Foreclosures have increased to 4 members' properties and the total amount owed now stands at \$40,223.85.

Lots 221, 222, 223 & 224 – continue to accruing late payments and we have recently seen that it is now listed for sale on the Multiple Listing Service (MLS). Brett notified PCC's attorney of this development and she said that any sale proceeding will be halted until or unless PCC has recovered what the seller is legally obligated to pay us. Total owed is \$34,434.87.

Lot 307 – We are still receiving regular payments while this property remains listed on the MLS. Brett added that he has looked up the listing and has seen significant price drops in 2016, so it appears that the owner is making a real effort to sell the lot. Julie Caldwell stated that the price is now roughly ½ of the original listing price. Because of these factors, foreclosure is currently on hold. Total owed is \$1,832.20.

Lot 117 – This lot appears to have been abandoned by the owner and she has refused certified mailings regarding debt collection and assistance offers to help get the property listed. The foreclosure process will take several more months at a minimum. Total owed is \$2,994.27.

Lot 128 – This lot is owned by a Trust and is scheduled for Lewis County Tax foreclosure on 1/20/17. A tax foreclosure will mean that PCC can't collect on the arrears, currently standing at \$962.51.

WATER SYSTEM REPORT – Ben Pacatte

Ben reported that our water system status is green and that he has been getting good feedback from customers lately regarding the quality of the water. This is partially due to the recent improvements to the filtering calibration at Well House #4. Ben also reported that the coolant heater on the well house generator had failed during the recent cold weather. He has also had to thaw and drain water from the diesel fuel filter on that system. Ben ordered a replacement coolant heater but was able to repair the failed unit before the new part arrived. He would like to keep the replacement unit however to ensure we have the ability to quickly resolve a future failure, especially during this cold weather.

Brett asked Ben if he had managed to replace all of the filtration media in WH#4 yet. Ben stated that it is partially complete – that he is adding the media a little at a time to allow it to balance out within the system.

Ben reported that he had been advised by Alvie Whitlock that there is no need to replace more cul de sac lines in the near future. This is counter to prior discussions we have had, so the Board will wait to clarify with Alvie and Ben at a later date. This is essentially a moot issue though as economics are expected to push out any further road work at least until 2018. The Board expects to allocate the majority of surplus funds to meter register purchases. There are currently 180+ lots that cannot send a meter reading via radio frequency. Ben stated that ideally, we

would purchase 150 more meters this year. Brett suggested that we may be able to configure the billing system to run accurately (for lots that are undeveloped – no customer-side meter connection) even if the meter cannot send a signal. Brett volunteered to spend a day with Ben and Cecile to test this theory. If it proves out successfully, this approach could eliminate or significantly delay \$10K - \$20K worth of meter purchases.

Clearing Snow: Ben stated that he had recently cleared the parking lot of snow, enough to where vehicles could once again enter and park. He stated that the tractor bucket is a poor snow plow and suggested that we look into buying a PTO snow blower attachment for our tractor, preferably one that would adapt to the front of the machine. Will require research with John Deere. Bill Balcom to explore. Brett said he would ask his son to keep his eyes open at the equipment auctions as well.

Ben also stated that he has been notifying lot owners of breaks on their side of the meter, largely due to the cold weather and some rather shallow owner lines. One lot also had frozen pipes because cats got under the cabin and pulled down the insulation to keep warm.

Ben also brought up the issue of his reimbursement for the business use of his truck. While PCC pays him a mileage rate, there are days when he uses his truck hard but may only put a mile or two on the odometer. Because of this, the wear and tear factor far exceeds the 50 cent/mile reimbursement. He said that he recognized we may not be able to buy a vehicle for a while but asked if we would approve a \$150/month maintenance reimbursement to help offset the cost of repairs. A lengthy discussion followed and the Board discussed this proposal and weighed it against a used vehicle purchase. After much back and forth, Brett mentioned that a community member had a Chevrolet van for sale. The van is in top condition yet available for only \$1200. After further discussing the issue, Bill Krause motioned to purchase the van for \$1200. The motion was seconded by Chuck Mitchell and there were none opposed. Brett will get the VIN# and get it to our insurance carrier. Ben will look into a fuel account application at APP in Eatonville.

Ben presented an invoice from Evergreen Rural Water of Washington – This is a subscription for pre-paid training services that is designed for larger water companies. The cost is \$227.60 and neither the Board nor Ben saw any real benefit in renewing this membership. Cecile will reply to them that we opt not to renew.

FIRE DEPARTMENT REPORT – Paul Nerge

Paul reported that Beth Marzano’s former commissioner position has been filled by Buck Copsey and that he is well-versed in area fire and emergency medical services.

OFFICE ISSUES

- 1 & 2 - Accounts in Arrears are reported along with the Treasurer’s Report above.
- 3 – PC Freezing Issue – Brett reported that what looked initially like an intermittent hardware issue, turned out to be a broken Windows 10 update. The PC was taken in for repair and works fine now. Cost was just over \$130.
- 4 – Alarm System Battery – Brett reported that the office alarm system battery is in need of replacement. This battery is approximately 8 years old. Brett will pick up the replacement, which is expected to cost \$20.

COMMUNITY WATCH – Paul Nerge

Paul Nerge reported that the last Community Watch Meeting was held on 10/29/16 and there were no major incidents reported. A generator was reported on Paradise drive but no details were provided. The next Community Watch meeting is scheduled for 10:00AM on Saturday, 2/25/17 (at the PCC Office).

FINANCE COMMITTEE – Calvin Porter

Calvin reported that the last Finance Committee Meeting was held on 12/16/16. There were no financial discrepancies identified. The next Finance Committee Meeting is scheduled for 10am on 2/15/17 at the PCC Office. As always, anyone from the general membership or PCC Board is encouraged to attend. Calvin also reported that the 2018 Budget process is getting started and a draft is expected at the next Board Meeting.

COMMUNITY RELATIONS

1 - Emergency Management – Steve Olson

Steve reported that he got a call that a lahar was occurring on Mt. Rainier. It turned out to be a misinterpreted communication resulting from the recent upgrade of the Lahar warning system at Mt. Rainier. He also stated that an easy way to get started on the preparedness front is to simply think of “that one thing” you simply couldn’t do without. He reported that it is a great place to at least start the thinking process.

Brett asked if the appropriate lock was in place on the office generator fencing. Ben confirmed that it was indeed in place. Brett also stated that he is working on the generator startup/shutdown procedures but needs to get photos of the ATS and panels involved in the process.

GROUNDS / MAINTENANCE REPORT – Julie Caldwell

1 – Property Issues (Outstanding)

Julie Caldwell reported that she had sent some letters out in December. One person has responded that they needed more time due to the cold weather. Julie is therefore sending follow up letters to allow more time (2/10/17), providing the snow clears.

2 – Property Issues (New)

None.

3 – Water Levels / Diversion Dam

Water levels are still looking good – no action required at this time.

4 – Dog Updates

Cecile Roy reported a new Dog complaint that she has recently received. Julie will get the details and send the appropriate letter to the corresponding lot owner. An attendee also complained that his neighbor’s dog is barking for great lengths of time. Julie is already sending a letter to this dog owner.

5 – Shipping Containers (covered above)

6 – Ice Signs at Lake

Ben installed the ice signs and Brett has since relocated some of them to ensure coverage of the pond and Osborn side of Lake Holiday.

7 – Repaving Petition Status

Bill Balcom reminded the attendees that we are asking individuals interested in seeing road improvements to sign the petition to prioritize the necessary work from Lewis County Public Works. It was agreed to hold the petition in the office for a few more weeks to allow more time for signatures.

8 – Signage (Hunting, PCC vs. Bavarian Boundaries)

This topic is on hold awaiting better weather.

9 – Parking on Street

Calvin Porter brought up the issue of people parking in the street for prolonged periods. This is against our covenants and can be a danger to the vehicle or vehicle owners. Calvin provided photos to Julie, who is already planning to address the issue by sending letters to the lot owners.

10 – Registered Sex Offender

A member reported that he was informed by a Sheriff’s Deputy that a registered sex offender (child molestation) is living directly behind him. He suggested that this be reported to our HOA. Brett searched the Lewis County Sheriff website but no such offenders were found within our community. This is the second time that this offender has been mentioned by deputies. Brett spoke with our Community Service Officer after the last report and was told no information will be given out other than what is on the Lewis County Sheriff Website. Brett will follow up on this recent report to try to understand why we have conflicting information and what the Sheriff’s office will allow us to do in the way of notifying our residents.

GOOD OF THE ORDER – Bill Balcom

With no further issues reported, the meeting was adjourned at 2:59 PM (Motion Bill Balcom, Second Brett Anderson). The next regular PCC Board Meeting will be held on Sunday, March 12th, 2017 at 1pm at the PCC Office.

Respectfully submitted,

Brett Anderson, Secretary _____ Date _____

Attest: Bill Balcom, President _____ Date _____