

PARADISE COMMUNITY CLUB

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An Equal Opportunity Employer and Service

**PCC Board Meeting Minutes
January 11, 2015**

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.

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) -Absent 1st-	Sonja Maddux (Treasurer)	Brett Anderson (Secretary)
Calvin Porter	Beth Marzano	Steve Olson	Brian Andrews -Absent 1st-
Joan Williams -Absent 1st-			

Staff Attendance:

Cecile Roy (Office Clerk)	Alvie Whitlock (Water Manager)
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The guests in attendance included: Rod Glyzinski, Chuck & Joyce Mitchell, Dorothy Forsythe, Stephen & Clarissa Hughes, Darlene Krause and Paul Nerge.

OLD BUSINESS

Bill Balcom asked the Board to review the revised minutes of the September 14, 2014 Board Meeting, which dropped the reference to “Annual Meeting”, an errant artifact. After review, Beth Marzano motioned that the minutes be accepted as modified. The motion was seconded by Sonja Maddux and there were none opposed. Motion carried.

Bill Balcom then asked the Board to review the draft minutes of the November 9th, 2014 Board Meeting minutes. After review, a motion was made by Sonja Maddux to approve the minutes as written. The motion was seconded by Calvin Porter. There were none opposed. Motion carried.

UPDATES on ACTION ITEMS

1-Pumper Truck Refilling - Alvie Whitlock
<On Hold until Spring>

2- Lake fencing replacement (cable) – Brett Anderson
Final 4 pieces of hardware are now installed. Project complete for 2014.

NEW BUSINESS

FIRE DEPARTMENT REPORT – Beth Marzano

Beth stated no significant issues arose from the last Fire Commissioners meeting. She said the commissioners approved a Morton-based hospital related funding allocation at their last meeting as well.

TREASURER'S REPORT

The Treasurer's Report was read by Sonja Maddux and stated account activity and balances for the period ending 12/31/2014 as follows:

PARADISE COMMUNITY CLUB, INC
MONTHLY TREASURER REPORTS
PERIOD ENDING: December 31, 2014

Balances as of December 31, 2014

CD - Timberland	\$5,933.35
CD – First Citizens	\$31,931.45
Savings	\$44,865.33
Total	\$82,730.13

Checking Balance as of October 31, 2014 **\$23,518.42**

Deposits for the months of Nov-Dec 2014	+\$23,763.51
Expenses for the months of Nov-Dec 2014	- \$ 9,918.71

Check book balance as of December 31, 2014 **\$37,363.22**

Total Financial Assets **\$120,093.35**

A motion was made by Calvin Porter to accept the Treasurer’s Report as reported. The motion was seconded by Beth Marzano. None Opposed – motion carried.

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 and we have received our 2015 operating permits. 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 2014.
2. All water meters in PCC were read on December 19th for billing. We had no problems with billing. No meters were locked during the last billing cycle for lack of payment.
3. We had only one discovered water leak during the last two-month reporting period. The Lot Owner was notified and the problem has been corrected.
4. The water system is in good condition and we are continuing with our winter maintenance program. We had two small leaks at Well House #4 during the month of December. We used this for staff training, and all repairs were completed in house by the water department personnel.

5. Ben and Alvie have been rescheduled to attend the Water Treatment Plant Operator training course 10 thru 12 February 2015. Maria will be in charge of the water system during this time.
6. Currently working with Craig Larsen at Lewis County Emergency Communications center for the cost of signing up PCC for "Code Red" The reverse 911 system to automatically notify all lot owners in the case of a water related emergency.
7. Recommend replacing Rainier Place for \$23,400 and Frying Pan for \$9,000 for a total of \$32,400 for this year's system upgrade. I also recommend we purchase an automatic propane generator for the office. Costco has a 17KW Standby Generator with 200AMP Auto Switch for \$3,299.99. Total would be about \$35,700 plus tax for everything.
8. Please remember to turn off your water at the shut off valve and drain your lines or leave some heat on in your cabin if you will be gone.

The generator item in #7 above invoked a discussion about propane vs. diesel, how to appropriately size the generator, would we require a maintenance plan, where would a propane tank sit, how would we secure the unit against theft/vandalism, etc. The concept was strongly supported but the Board agreed to do further research regarding these details before rushing into a solution.

After a discussion regarding side street water line replacements, Brett motioned that the Board approve the bid to replace lines on Rainier Place and Frying Pan, in that order of priority, but to also approve a 20% cost overrun amount should the excavation require re-routing due to boulders or other unforeseen obstacles. The motion was seconded by Beth and there were none opposed. Motion carried. Bill Balcom will look into the necessary permit(s).

Alvie also reported that two recent heavy equipment activities (logging on Winthrop and Land Fill Additions on Nisqually) place a lot of stress on the older Schedule 40 lines on those roads. He is watching them closely to look for leaks that could result from heavy weight/impact.

OFFICE ISSUES

1-Accounts in Arrears – Sonja / Cecile

There are five properties with liens in place. Collectively these properties owe a total of \$8,370.07. Over 50% of this total is owed against a single property (Lot 314), which is facing potential Tax Foreclosure on 1/30/15.

Four members' properties are currently in the process of HOA foreclosure:

Lot 263 – This property failed to sell at the asking price of \$12,000. Brett checked the property and found that it is almost entirely covered with standing water presently. This lot is therefore unable to support a structure and could only be used for summertime camping and likely after bringing in a significant amount of fill material. After a discussion, Bill Balcom asked Brett to

reach out to the adjacent property owners to see if they are interested in purchasing the lot as a buffer. If not, it appears the association will need to take a different approach in terms of getting this matter resolved, including the possibility of turning the parcel into a common area.

Lots 221, 222, 223 & 224 – Are still accruing late payments but we have been notified by Bank of America that the mortgage foreclosure is moving forward soon. The property is under the management of Bank America Corporation Field Services (866) 515-9759.

Lot 135 – Foreclosure action commenced in late December.

Lot 272 – Foreclosure action commenced in late December.

Lot 309, which was sold to PCC at the Lewis County Sheriff's Sale on 8/8/14, has been approved for sale by the PCC General Membership (77 Yes vs. 3 No votes). The Board will begin the process of getting this lot sold. Brett to contact realtor.

COMMUNITY WATCH – Paul Nerge

Paul Nerge reported that things had been relatively quiet on the crime front but that the next Community Watch Meeting is scheduled for 10:00AM on 2/28/15 (at the PCC Office).

FINANCE COMMITTEE – Calvin Porter

Calvin reported that the last Finance Meeting was held on 12/17/14. No financial discrepancies were identified during the review. The next Finance Meeting is scheduled for 10am on 2/18/15. As always, the meeting is open to anyone from the general membership or Board to attend. Calvin also reported that he is ready to work with Brett and Sonja to develop the 2016 budget draft for presentation at the 3/8/15 Board Meeting. Bill Balcom suggested that, with clean up modification work needed for the Membership Handbook, the budget work and planning around further water line replacements in the cul de sacs and side roads, that a Board volunteer working session be held sometime in February. Brett will solicit potential dates.

COMMUNITY RELATIONS – Cecile Roy/Sonja Maddux

Lot 48 – No response or further complaint regarding the dog defecation

Feedback - The office received a letter to the Board and staff, thanking them for improving the community and specifically applauded the condition of the grounds.

Erika Broska – A member stated that they were very appreciative of the free Yoga sessions led by Erika Broska and would like to see a note of appreciation to her in the Newsletter or in card form.

Dogs – Steve reported that he had been followed and threatened by two pit bulls on Nisqually Way recently. He did not know which property if any they belonged to but they were roaming free and showed aggression. One of them required a dose of pepper spray. Brett commented on the hound dog that roams throughout the community as well. He is friendly but apparently seeking food from any potential source. The next newsletter will include a reminder of the need to keep dogs on a leash when they are not confined.

Lots 175-176 – It was reported that there is a semi-truck (White brand) on one of these lots and that it has been sitting there for a long time. Recently, most of the tires and wheels have been removed, which classifies the truck as an inoperable vehicle. Brett will author a letter notifying the lot owner that the truck violates covenants 1, 26 and 27 and ask that it be removed. It is believed that the truck does not belong to the owner but it is nevertheless the owner's responsibility to adhere to the community's covenants.

Emergency Management – Steve Olson

Steve reported that Peggy Lovellford of Pierce County Emergency Management is trying to secure a supply of hardhats and safety vests for our EM volunteers. Bill Balcom volunteered to look into securing appropriate storage containers for the Emergency Management equipment and supplies.

GROUNDS / MAINTENANCE REPORT – Brett Anderson

1 – Water Level of Both Lakes – Brett reported that we had received a report of heavy flow through the Nisqually Way culvert that exits the small pond. Bill Balcom responded by adding a board to the diversion dam, which helped a great deal. Brett recently made another removable board for the lowest part of the diversion dam and installed it as well. This slowed the flow to No-Name Creek even more. The flow will require continual monitoring as too much flow being diverted can cause water to spill over the road where Osborn and Nisqually meet (during very heavy rains).

2 - Memorial Benches – Brett reported that he has had 1 response to his email that requested using a 4' x 8" memorial brick. A member in the audience also agreed to the costs that were estimated and said she could live with any size the others agreed upon. We therefore need 3 more responses. Brett to follow up with the other 3 individuals that had expressed interest earlier.

GOOD OF THE ORDER – Bill Balcom

With no further issues reported, the meeting was adjourned at 2:45 PM (Motion Brett, Second Beth). The next PCC Board Meeting is scheduled for Sunday, 3/8/2015 at 1pm (PCC Office).

Respectfully submitted,

Brett Anderson, Secretary _____ Date _____

Attest: Bill Balcom, President _____ Date _____