



**PARADISE COMMUNITY CLUB, INC.**

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**PCC Board Meeting Minutes  
January 24, 2016**

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:**

<b>Bill Balcom (President)</b>	<b>Bill Krause (Vice President)</b>	<b>Sonja Maddux (Treasurer)</b>	<b>Brett Anderson (Secretary)</b>
<b>Calvin Porter</b>	<b>Beth Marzano</b>	<b>Steve Olson</b>	<b>Julie Caldwell</b>

**Staff Attendance:**

<b>Cecile Roy (Office Clerk)</b>	<b>Ben Pacatte (Water Manager)</b>
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The guests in attendance included: Anthony Dillon, Paul Nerge, Darlene Krause, Erika Broska, Denis Lampron, Rod Glyzinski, Dan Chapman, Jim Davis, Tara Olsen, Ben Anderson, and Julie Edwards.

**OLD BUSINESS**

Bill Balcom asked the Board to review the revised minutes of the November 8, 2015 Board Meeting. After review, Bill Krause motioned that the minutes be accepted as written. The motion was seconded by Sonja Maddux and there were none opposed. Motion carried.

**UPDATES on ACTION ITEMS**

1-Property Line adjacent to pathway to former Big Creek Bridge from Nisqually - Brett stated that Board representatives met with the adjacent property owner and showed him where the

property boundary stakes were located. He was given permission to construct a fence along that line.

2-Order of 32 water meter registers – Ben Pacatte reported that the registers have been received and he will begin their installation in the coming week. Ben hopes to have them all installed in one to two weeks.

3-Documentation regarding Bavarian Village using the big lake – Cecile Roy reported that no documents have been located that document this reported agreement from the past but there remains a significant number of historical documents to read through. Bill Balcom will review them for that purpose.

4-Erika Broska recapped the donations received by the Board and general members alike and that said donations were used to purchase fencing materials for a kennel area on Lot #157. The owner of the lot attended the meeting and expressed his thanks to everyone involved for their generosity. Most of the labor was credited to Calvin Porter. <Applause>

## **NEW BUSINESS**

### **FIRE DEPARTMENT REPORT – Beth Marzano**

Beth Marzano reported that the Fire Department was operating efficiently and that there was nothing of significance to report at this time. Brett inquired as to any upcoming levies to which she replied that none were currently on the horizon.

### **TREASURER'S REPORT**

The Treasurer's Report was read by Sonja Maddux and stated account activity and balances for the period ending 12/31/2015 as follows:

**PARADISE COMMUNITY CLUB, INC**  
**MONTHLY TREASURER REPORTS**  
**PERIOD ENDING: December 31, 2015**

**Savings Account Balances as of December 31, 2015**

CD - Timberland (renewal date is 3/31/16)	\$5,939.29
CD – First Citizens	\$31,931.45
Savings	\$14,888.26
<b>Total</b>	<b>\$52,759.00</b>

**Checking Balance as of October 31, 2015** **\$2,937.36**

Deposits for the months of Nov-Dec 2015	+\$39,518.42*
Expenses for the months of Nov-Dec 2015	- \$14,667.37

**Check book balance as of December 31, 2015** **\$27,788.41**

**Total Financial Assets** **\$80,547.41**

\*Includes a \$20,000.00 transfer from Savings

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

**WATER SYSTEM REPORT – Ben Pacatte**

Ben Pecatte provided a brief status report regarding the Paradise Estates water system. He reiterated that he would begin installing the 32 meter registers and informed the audience that these are replacing the 10+ year old registers that have failed batteries in them. The new registers sport a battery with a 20-year life expectancy. He also expressed a desire to get more registers on order as soon as possible as there are currently 115 units with dead batteries, with more failing each week. The Board discussed the need to order more, where to draw the funds from, as well as the expected cost. After discussion, the Board approved the purchase of 40 more registers, once we could verify that the pricing had not materially changed (Motion Bill Krause, Second by Steve Olson – None Opposed). Ben will finalize the pricing and provide it to Brett Anderson. Brett will route any price difference (if applicable) to the Board for approval.

Ben also discussed the need to replace 4 large valves that sit on top of the filter tanks in Well House #4. This is a new need, as it was discovered that at least two of the valves are beginning to fail and their failure compromises our ability to provide clear water on a consistent basis.

These valves have leaked a small amount of filter media (similar to sand) and we will need to order the replacement media as well. Because this was just discovered, he did not have a price quote from our supplier yet. He will pursue that and get the result to Brett for approval routing.

Ben and Alvie Whitlock have both been very busy working through these issues as well as a large leak on Paradise Drive. This leak was difficult to locate as the water that surfaced was hidden beneath a significant amount of snow.

## **OFFICE ISSUES**

### **1-Accounts in Arrears – Sonja Maddux/ Cecile Roy**

There remain three members with liens in place but the outstanding balance has dropped from \$1,903.04 in November to \$1,764.10 this month. The property with the highest amount owed continues to make payments in an effort to get caught up.

Foreclosures have dropped to 4 members' properties and the total amount owed has dropped from \$38,439.75 in November to \$35,180.33.

Lots 221, 222, 223 & 224 – Are still accruing late payments and we continue to wait for the mortgage foreclosure to complete. The property remains under the management of Bank America Corporation Field Services (866) 515-9759.

Lot 135 – PCC has been notified by Lewis County that this property is currently subject to tax foreclosure on 1/29/2016. Because tax foreclosure will shut out any claim by PCC, our attorney has suspended the HOA foreclosure proceedings, so as not to waste legal expenses. The owner's personal representative has made efforts to sell the property but none have come to fruition as of this meeting.

Lot 307 – We are receiving regular payments while this property remains listed on the MLS. Foreclosure is therefore currently suspended.

Lot 35 – This foreclosure action has been suspended as the owner was working to pay off the debt but the Annual Dues for 2016 has caused the total arrears to climb to \$482.54.

Lot 272 – Foreclosure completed on 12/5/2015. PCC now owns the lot and we are awaiting the deed from the Sheriff. The general membership has voted overwhelmingly (94 YES, 0 NO, 4 Invalid Ballots) to list this property for sale. Brett will contact a realtor once the deed is recorded and send to the office. The Board accepted this vote and motioned (Brett Anderson) and Seconded (Bill Krause) to list it. None Opposed.

### **2 – Dues System - Julie Caldwell**

Julie reported that the new QuickBooks-based dues invoicing program successfully produced the 2016 Dues invoices. To date, no issues have been reported regarding its implementation. Statements will be generated after the 2/15 payment deadline.

### **3 – Membership Handbook Edits – Brett Anderson**

Brett informed the audience that the Board was working through proposed handbook updates and clarifications, based on feedback from the community. This work will take some time and the goal is to have it completed in time for the voting associated with the Annual Meeting, which is scheduled for 6/26/16.

### **COMMUNITY WATCH – Paul Nerge**

Paul Nerge reported that the last Community Watch Meeting was held in late October and that only a few crime incidents have been reported in recent months. One issue reported is that there have been 4 to 5 reports of gas siphoning near Paradise Dr. and Rainier Place. One member said that he was installing cameras soon. The next Community Watch meeting is scheduled for 10:00AM on Saturday, 2/27/16 (at the PCC Office). Brett mentioned that a member was going to mail him a description of a suspicious vehicle but that nothing was ever received to put on the website.

### **FINANCE COMMITTEE – Calvin Porter**

Calvin reported that the last Finance Committee Meeting was held on 12/16/15. There were no financial discrepancies identified. The next Finance Committee Meeting is scheduled for 10am on 2/17/16. As always, anyone from the general membership or Board is encouraged to attend.

### **COMMUNITY RELATIONS – Julie Caldwell**

#### **1 – Property Issues (Outstanding)**

Julie reported that the certified letter regarding a potentially hazardous chimney collapse on Lot 117 was verified as received. The letter required timely remediation of the issue, as well as significant lot cleanup yet there has been no response. Brett stated that he was able to reach the owner's care giver and was informed that the owner has no funding available to make the necessary corrections and wants to sell the property. Brett agreed to take a request to the Board to request a brief reprieve in association fines, to allow the owner time to get the property listed/sold. A discussion ensued regarding the parameters around this matter. After the discussion, Bill Krause motioned that we allow the owner two weeks to get the property listed on the MLS or sold to a private party. Additionally, the owner would have an additional 30 days to close the sale either way. Brett Anderson seconded the motion and there were none opposed. Motion carried. Brett will author a letter for final Board review and then forward the final version to the office for certified mailing. A couple of members also offered to volunteer to remediate the safety issue (tear down the chimney and board up the opening left behind) as well. This will also be offered to the lot owner, providing she will release us from liability and damage exposures.

#### **2 – Property Issues (New)**

None reported

#### **3 – Emergency Management – Steve Olson**

Steve provided a brief overview of the focus of the Emergency Management program and again pointed out the informative EM booklets in the PCC office. He then reminded the audience of the importance of keeping an emergency kit (batteries, medicines and emergency supplies, etc.) on hand, especially during the stormy winter months. He also mentioned the increase in the number of small earthquakes that have been detected in recent months.

Bill Balcom also mentioned that the rest of the generator installation will be a secondary priority as we had to spend significant money to repair the Big Creek log jam from the high water (see Grounds report below).

Bill Krause asked Steve if the Pierce County Emergency Management team had the correct email addresses for our participating Board members yet. Steve reported that his PC was not functioning for a while and he has yet to finish that task.

## **GROUND / MAINTENANCE REPORT – Julie Caldwell**

**1 – Big Creek Log Jam and Bank Damage** – Bill Balcom reported on the recent storm water event that created a huge 7' tall log jam in Big Creek – near the lake inlet. He played a video that was captured by Julie Caldwell. The audience was visibly stunned at the amount of water that came down the creek. The blockage mentioned above, coupled with extremely high water, eroded portions of bank from at least 3 members' property. Due to the fear that significant further damage would result, Bill secured a free emergency permit from Washington State Department of Fish & Wildlife that allowed us 2 weeks to clear up the blockage. Bill engaged Morningstar Excavation to do the work under an aggressive bid. After starting the work, Morningstar found a more efficient way of clearing the problem, which saved PCC \$3,000. Even though we added some scope to the work as it went along, the end result was approximately \$1,000 under the \$9,800 bid. The inlet to the big lake was not excavated as that was not allowed by the emergency permit issued by the State. This will need to be addressed at a later date.

### **2 – Diversion Dam (monitoring)**

Bill Balcom and other Board members reported that the diversion dam seemed to be functioning well, maintaining a safe water level in the small pond, despite very heavy rains.

### **3 – Geese at Lake – Julie Caldwell**

Julie asked if the Board wants to continue its efforts to repel the Canadian Geese from the Big Lake play area. This was confirmed for 2016 as their "debris" makes it difficult for kids to swim at the lake.

## **GOOD OF THE ORDER – Bill Balcom**

With no further issues reported, the meeting was adjourned at 2:42 PM (Motion Brett, Second Bill K.). Due to Board member schedule conflicts, the next regular PCC Board Meeting will be held on Sunday, 3/13/2016 at 1pm at the PCC Office.

Respectfully submitted,

Brett Anderson, Secretary \_\_\_\_\_ Date \_\_\_\_\_

Attest: Bill Balcom, President \_\_\_\_\_ Date \_\_\_\_\_