

PARADISE COMMUNITY CLUB
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An Equal Opportunity Employer and Service

PCC Board Meeting Minutes
March 8, 2015

The meeting of the Paradise Community Club Board was called to order at 1:05 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	Beth Marzano -Absent 1st-	Steve Olson	Brian Andrews
Joan Williams			

Staff Attendance:

Cecile Roy (Office Clerk)	Maria Niesen (Water Operator)
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The guests in attendance included: Rod Glyzinski, Shirley Anderson, Julie Caldwell, Darlene Krause, Paul Nerge, Erica Broska, John Smith and Stephen and Clarissa Hughes.

OLD BUSINESS

Bill Balcom asked the Board to review the revised minutes of the January 11, 2015 Board Meeting. After review, Joan Williams motioned that the minutes be accepted as modified. The motion was seconded by Brian Andrews and there were none opposed. Motion carried.

UPDATES on ACTION ITEMS

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

2-Lot 309 sale by PCC - Brett Anderson

Brett reported that this lot was sold and the transaction closed on 2/18/15. Net proceeds to PCC, after sales/escrow fees, was \$6,665.00, Bill Balcom stated that these funds will be allocated to upgrade water distribution lines on a 3rd cul de sac (Tokaloo).

3-Handbook Revisions – Brett explained why we do updates and the Board elected to hold a workshop after the 3/8 meeting.

NEW BUSINESS

FIRE DEPARTMENT REPORT – Beth Marzano

Beth Marzano was not present so there was no Fire Department report for this meeting.

TREASURER’S REPORT

The Treasurer’s Report was read by Sonja Maddux and stated account activity and balances for the period ending 2/28/2015 as follows:

PARADISE COMMUNITY CLUB, INC MONTHLY TREASURER REPORTS PERIOD ENDING: February 28, 2015

Balances as of February 28, 2015

CD - Timberland	\$5,939.29
CD – First Citizens	\$31,931.45
Savings	\$44,869.14
Total	\$82,739.88

Checking Balance as of December 31, 2014 **\$37,363.22**

Deposits for the months of Jan-Feb 2015	+\$98,408.59
Expenses for the months of Jan-Feb 2015 (Includes Water System Loan Payment of \$18,798)	-\$43,415.89

Checking Balance as of February 28, 2015 **\$92,355.92**

Total Financial Assets **\$175,095.80**

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

Sonja Maddux reported that the Timberland CD was up for renewal and solicited the Board's approval to renew for the same term. Motion was made by Bill Krause and seconded by Brett. None opposed – motion carried. Sonja will inform the bank.

WATER SYSTEM REPORT – Maria Niesen

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 the first three months of 2015.
2. All water meters in PCC were read on February 21st 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 spring maintenance program. Lewis County has been working on the Community water drainage system. This has caused no damage to our system and has reduced problems with standing water and flood control.
5. Ben and Alvie have completed the Water Treatment Plant Operator training course 10 thru 12 February. Ben will be taking the level one Operator exam and Alvie will be taking the level two exam for State Certification.
6. The 2014 Water Quality and Water Efficiency Report due out by 1 July 2015, is in its final draft form and will be sent out with the April Water Bills.
7. Our major Water System upgrades for 2015, will be replacing the Rainier Place water lines and adding two blow-off's. Replacing the Frying Pan water lines and adding one blow off. Replacing the Tokaloo Place water line and adding one blow off.

Brett asked about blue caution tape he saw in the ditch in front of Lot W. Maria indicated that she and Alvie are watching the situation closely and there has been no damage to our water distribution lines.

Bill Krause asked if regulatory bodies had lowered the allowable water usage we can use or if we are “dumping water” in order to ensure this doesn't happen. Maria explained that we just renewed our annual license and it is for the same volume of water that we have been allowed to use previously.

Bill Balcom then described the planned water line replacements for Rainier Place, Frying Pan and Tokaloo streets and that we are awaiting the issuance of the permit from Lewis County. A letter has been sent to all properties using water

OFFICE ISSUES

1-Accounts in Arrears – Sonja / Cecile

There are four properties with liens in place. Collectively these properties owe a total of \$3,784.20.

Lot #99 – This lot is listed for sale at \$8,000. The owner is making payments to PCC but they barely keep ahead of new charges.

Lot #128 – The last payment received for this lot was in December, 2014. The total arrears is less than \$130 however.

Lot #307 – The PCC attorney is seeking payment at this time.

Lot #314 – This lot was sold at Lewis County Tax Foreclosure. The new owner has paid the dues and brought water payments current.

Lot #35 – This lot will be moving to the foreclosure list if payment isn't received soon.

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

Lot 263 – This property has been re-listed at \$3,000. We are hoping that this low price will effect a sale. The parcel is extremely wet, flooded most of the year. If it does not sell soon, we may 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 (relative term). The property is under the management of Bank America Corporation Field Services (866) 515-9759.

Lot 135 – Foreclosure action was initiated in late December. The owner has contacted our attorney to request a balance of what is owed. That has recently been sent to him and we await his payment or proposed payment plan.

Lot 272 – Foreclosure action was initiated in late December; nothing new to report yet.

Lot 309 - As reported above, this lot was sold by PCC, effective 2/18/2015. Net proceeds totaled \$6,665.00. These funds will be invested into the water line replacement project, allowing PCC to complete one more cul de sac (Tokaloo).

COMMUNITY WATCH – Paul Nerge

Paul Nerge reported that things had been relatively quiet lately on the crime front. It was reported that a couple of the “problem” people have been incarcerated and one is reportedly on

his “third strike”. The last Community Watch Meeting was held on February 28th and the next meeting is scheduled for 10:00AM on 4/25/15 (at the PCC Office).

FINANCE COMMITTEE – Calvin Porter

Calvin reported that the last Finance Committee Meeting was held on 2/28/15. No financial discrepancies were identified during the review. The next Finance Committee Meeting is scheduled for 10am on 4/15/15. As always, the meeting is open to anyone from the general membership or Board to attend.

The proposed 2016 Budget, worked on by Sonja, Calvin and Brett was reviewed and discussed, after which Bill Krause made a motion to approve and present the proposed budget to the General Membership via ballot. Brian Andrews provided a Second and there were none opposed. Motion Carried. Brett will include the proposed budget in the voting package to be sent prior to the Annual Membership Meeting. The date of this meeting has now been scheduled for 10:00am on Sunday, June 14, 2015 at the PCC office (151 Nisqually Way, Ashford, WA 98304)

COMMUNITY RELATIONS – Cecile Roy/Sonja Maddux

Lots 175-176 – A letter was sent to this lot owner regarding the disabled semi-truck being stored on the property. The lot owner contacted the office, indicating that the truck was not his and that he would contact the person who placed it there, requesting its removal. As of this date, the truck remains on the property. The owner will be contacted via phone to get a status and to warn of potential daily fines that he may face if the truck is not removed. Action item to Bill Balcom.

Emergency Management – Steve Olson

Steve reported that he had received an emergency hammer device for his car (as a gift) and he demonstrated it for the attendees. He informed the audience that it is a recommended practice to keep such a tool in your primary vehicle, in case of emergency. Bill Balcom provided storage containers for the Emergency Management equipment and supplies, for Steve to fill.

Bill Balcom reported that he had investigated the generator sizing and determined that the system currently being sold by Costco would suffice. Brian informed the Board that this very system is on sale through mid-March for \$2,999.99. Brian was instructed to purchase the unit and have it delivered. We will then look into electrical and propane contractors to complete the installation.

GROUNDS / MAINTENANCE REPORT – Brian Andrews

1 - Memorial Benches – Brett reported that all interested parties have agreed on the size and type of memorial brick (4’ x 8”). Six benches will be ordered (Action item for Bill Balcom) and Brett will notify the 6 parties to submit their proposed inscriptions, so that the bricks can be ordered in the coming weeks. Current plans are to install two benches at the small pond and 4 more at the big lake. They will be set in concrete below grade and then we will work to coordinate the finish concrete and brick placement with each family.

2 – Water Line Replacement Project - Bill Balcom reported on the water line replacement project, stating that the necessary Lewis County permit has not yet been issued, but is expected soon. The contractor is making sure his equipment availability is in-line with our expected schedule.

3 – Tree Cutting - Brett reported that he was asked to look into whether or not the recent logging within the community was in accordance with established laws. He reported that the DNR does not govern any parcels less than 2 acres, timber cutting permits ARE required by Lewis County but the person who approves the harvesting is the parcel owner themselves. Therefore, unless the trees are on PCC property, or are very near a creek, there are no other known requirements in terms of approval.

GOOD OF THE ORDER – Bill Balcom

With no further issues reported, the meeting was adjourned at 2:45 PM (Motion Brett, Second Joan). The next PCC Board Meeting will be moved out one week, out of respect for Mother’s Day. It will therefore be held on Sunday, 5/17/2015 at 1pm (PCC Office).

Respectfully submitted,

Brett Anderson, Secretary _____ Date _____

Attest: Bill Balcom, President _____ Date _____