

PARADISE COMMUNITY CLUB

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"We are an Equal Opportunity Service"

**PCC Board Meeting Minutes
March 10, 2013**

The meeting of the Paradise Community Club Board was called to order at 1:10 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) (Absent – 1st)
Calvin Porter	Beth Marzano	Steve Olson	Sara Holmgren (Absent – 3rd)
Joan Williams (Absent – 1st)			

Staff Attendance:

Cecile Roy (Office Clerk)	Alvie Whitlock (Water Manager) (Absent)	Maria Niesen (Water Operator)
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The guests in attendance included: Don and Linda Becker, Joyce Mitchell, Paul Nerge, Darlene Krause, Gary Wyman, Erika Broska, Dorothy Forsythe, and Linda Dorr.

OLD BUSINESS

Bill Balcom asked the Board to review the minutes of the prior 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

Mrs. Mitchell reported that clean-up has begun on Lot 213. Bill Balcom said that he would talk to Brett regarding asking for more improvements to be done. It was reported that an auction to sell the property would take place on 25 August.

2-Lot 256 Status (Water and Dues Obligations)

Secretary

Lot 256 is now paying membership dues but has not yet been billed for water. Alvie is working with our software support team to have the meter added into the new handheld meter reading device.

3-Parking Hangers

Membership Parking hangers, requested by several members, are now being distributed to members who have paid their assessments. As more members pay, their hangers will be mailed, trying where possible to align the mailings with bi-monthly water bills.

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 2/28/2013 as follows:

PARADISE COMMUNITY CLUB, INC

MONTHLY TREASURER REPORTS

MONTH END: February 2013

Total assets as of February 28, 2013

Checking	\$110,491.33
CDs	\$37,849.88
Savings	\$15,842.59
Total	\$164,183.80

Checking Balance as of December 31, 2012 **\$55,859.11**

Deposits for the month of January 2013 + 70,181.06

Deposits for the month of February 2013 + 23,789.79

Total expenses for the month of January 2013 - 27,833.18

Total expenses for the month of February 2013 - 11,505.45

Check book balance as of February 28, 2013 **\$110,491.33**

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

OFFICE ISSUES

1-Accounts in Arrears – Sonja / Cecile

No significant change. Attorney has sent recent update of details.

2-Dues Revenue – Sonja / Cecile

211 members paid, 82 left to pay but are making payments. 64 lots have pre-paid estimated water for the year.

3-Lot 245 Request to purchase “Pan Handle” of Big Lake lot.

Cecile was requested to notify the owner that it is not for sale.

4-House Bill regarding electronic notifications

Bill Balcom provided a brief overview of a bill currently in the legislature that could make it permissible to use email and/or websites as the sole method of notification of general membership meetings. It is too early to know if the bill will be passed and we expect to evaluate any PCC impact/opportunities once and if it does.

5-RCW 46.61.560

Bill Balcom distributed copies of this RCW, which states that vehicles cannot be parked on a roadway. This was researched to address the request to park along Tahoma Way. This is clearly not allowed per State law.

6-Security Lighting

Steve reported that 8 new lights have been installed in Paradise Estates with two more to go. Mr. Copsy wants one of the lights moved. He will be notified to provide a request for action from the board in consideration of this issue.

7-Lots 225, 226, 227on Nisqually Way

Owner is cleaning up after eviction of tenant.

8- Snow Plow

A resident complained that the snow plow is leaving a berm of snow/ice that is very difficult to remove. The Board agreed but stated that the issue would need to be taken up with Lewis County as they are doing the plowing.

9-PCC Plow Attachment

Bill Balcom stated that he is looking for a snow plow attachment for our tractor.

10-Movies at the big lake

Bill Balcom stated that he is looking for a projection capability to use to show movies at the lake during the summer. Linda Dorr will check into this as well.

11-Fish Planting

Steve Olson reported that the lake will be stocked the Friday before Memorial Weekend.

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 first 3 months of 2013. The system is in good working order and all Water Department personnel are State certified.
2. All water meters in PCC were read on February 21st for billing. There were no problems with our radio read or billing systems. Thanks to the help of our office staff and volunteers, billing was completed on February 22nd.
3. Six owner-side leaks were detected during our meter reading. All owners have been notified and we are monitoring for repair compliance.
4. We had a small leak develop at Well House #4. Tom Maddux and Alvie repaired it at no cost to PCC except for parts. This saved PCC approximately \$700.00 on outside repair costs.
5. Maria Niesen has taken and passed her State Water Department Manager Level II exam and continues to gain knowledge and experience in the Water Department. She has worked with the Water Department since May, 2011. We have a new volunteer, Ben Pacatte. Ben is a full-time resident of PCC and is becoming a greater asset to the Water Department and the community with each passing week.
6. We are starting the Spring maintenance program. Both water towers have been inspected and all blow-offs have been checked. Random quality checks from 12 locations showed our water clean, clear, fresh with no odor or taste problems.
7. On March 25th through the 28th, Alvie will be attending the Washington Water Operator and Management Training Conference in Vancouver, WA. During this time, our new WDM2 (Maria) will be in charge.

Bill Balcom also mentioned that he continues to work with the County, contractors and suppliers to estimate the cost of replacing the aging water lines on Mt. View and Creek Place. Bill was recognized and thanked for his efforts with the County and this project in general.

FIRE DEPARTMENT REPORT – Beth Marzano

Beth reported that a Fire Commissioner resigned. The FD board is in the process of selection to replace.

COMMUNITY WATCH - Paul Nerge

Paul Nerge sent out mailings and put out flyers to the people in Mineral, Elbe, Ashford, here in PCC, Bavarian, and Nisqually Park. There were 25 attending his last Neighborhood Watch. The meetings are 5 times a year, Feb, Apr., June, Aug. and Oct, on the last Saturday of the month. Paul will request an update of the website if an issue arises. Examples of Problems in security include the disabling of an owner's electricity and a 3-man gang who work together to break in and take away (they are known but cannot currently be located).

FINANCE COMMITTEE – Calvin Porter

Calvin reported that the Finance Committee met on 2/13/13 and their review uncovered no discrepancies in the PCC books. The Finance Committee (Calvin) will meet with board after the meeting to look over the proposed budget.

COMMUNITY RELATIONS – Cecile Roy/Sonja Maddux

Mt. Rainier Wine & Brew Fest 4/27. This year's festival will be held at the Lion's Hall in Ashford on April 27th.

Ashford Post Office update by Cecile: Hours will be modified to 9:30 to 4:00 (1/2 hour lunch from 12:00 to 12:30. Delivery continues.

Yoga - Erica Broska reported that "YOGA is going strong and steady".

Blue Grass Sessions- will be held at PCC Office or on Stevens Place (Look for info forthcoming). All are invited to join in playing and listening.

GROUNDS / MAINTENANCE REPORT - Steve Olson

Steve reported that the tractor welding repair will be done by a volunteer.

Fence Siding Bid: Alvie will follow up. Linda Dorr offered another bid person's name.

2nd Lake Sign materials have been ordered.

Summer Sani-can - after research by Bill Balcom, it has been determined that NO outhouses are allowed outside of temporary events (construction, races, etc.).

Common area snow removal: Mr. Iverson's name from Ashford has been added regarding who to call in the case of inclement weather (plowing needs).

GOOD OF THE ORDER – Bill Balcom

None.

With no further items to report, the meeting was adjourned. The next meeting is scheduled for 5/5/2013 at 1pm – PCC Office.

Respectfully submitted,

Sonja Maddux, Acting Secretary _____ Date _____

Attest: Bill Balcom, President _____ Date _____