

PARADISE COMMUNITY CLUB
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"We are an Equal Opportunity Employer and Service"

PCC Board Meeting Minutes
May 5, 2013

The meeting of the Paradise Community Club Board was called to order at 1:01 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	Steve Olson	Sara Holmgren
Joan Williams			

Staff Attendance:

Cecile Roy (Office Clerk)	Alvie Whitlock (Water Manager)	Maria Niesen (Water Operator)
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The guests in attendance included: Brian & Lorri Andrews, Dalyn Simmons, Linda Dorr, Darlene Krause, Charles Blanchard, Paul Nerge, Ryan Montes de Oca, Chuck & Joyce Mitchell, and Erika Broska.

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- Lot 256 Status (Water and Dues Obligations) Cecile Roy

Cecile reported that the office never received any evidence that Lot 256 was encumbered and that Alvie ensured the meter was working and configured to our system. The first billing sent for that lot was then sent on 4/22.

2-Mower – Broken Weld / Flat Tire Steve Olson
Steve reported that the Bad Boy mower needs a small weld repaired on the deck assembly. He has a resource and will arrange for the repair. He will also have the flat repaired.

3-Fish Delivery Steve Olson
This spring's fish delivery is scheduled for late May, sometime before the Memorial Day weekend.

4-Picnic Area Cleaning/Painting Calvin Porter
Calvin will perform this in the coming weeks.

5-Fencing in Office Field Calvin Porter
Calvin will lead this effort as well, with assistance from available volunteers.

6-Siding/Roofing for Well House #4 Brett Anderson
Brett provided another quote from a contractor for the Well House #4 Roofing/Siding work. After considering the available bids, this latest bid was selected as it was over \$1,000 lower in price and the contractor came highly endorsed by a local member. Brett will contact the contractor (Dan Smith of Puyallup) to award the job and schedule the work.

7-Nisqually Lot 213 Cleanup vs. Fines to Bank Brett Anderson
Brett reported that the bank that owns the mortgage on this abandoned property (Homestreet Bank) was very motivated to cleaning up the property but was looking for assurance that the accrued HOA fines would be dropped, as they were incurred by another party. The Board agreed to drop the financial penalty and release the lien in exchange for a satisfactory cleanup.

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 4/30/2013 as follows:

PARADISE COMMUNITY CLUB, INC

MONTHLY TREASURER REPORTS

MONTH END: April 2013

Total assets as of April 30, 2013

Checking	\$120,943.72
CDs	\$37,849.88
Savings	\$15,844.54
Total	\$174,638.14

Checking Balance as of February 28, 2013 **\$110,491.33**

Deposits for the month of March 2013 + 23,514.75

Deposits for the month of April 2013 + 5,711.38

Total expenses for the month of March 2013 - 6,291.70

Total expenses for the month of April 2013 - 12,482.04

Check book balance as of April 30, 2013 **\$120,943.72**

The Treasurer’s report was approved as read. None opposed – motion carried.

OFFICE ISSUES

1-Accounts in Arrears – Sonja / Cecile

Four properties are currently in the foreclosure process. Attorney has provided an update for each property, all of which are laden with complications, making progress very slow.

2-Dues Revenue – Sonja / Cecile

20 members are making payments to bring their accounts current.

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

Brett left a voicemail for the owners of Lot 245 to contact him to discuss this request. The call was never returned. This matter will be considered closed.

4-Annual Meeting Assignments – Brett Anderson

Brett asked for volunteers to help with food preparation at the Annual Membership Meeting. He mentioned that Shirley had offered to help and Kathy Balcom and Darlene Krause also volunteered. Beth also stated that Fire Commissioner Alan Nelson would plan to provide his briefing at 10:30 AM. Brett also stated that he would request that a representative from DNR provide a briefing at the meeting.

5-Bank Closure – Sonja / Cecile

Sonja announced that First Citizens would close the Eatonville branch in late summer. The Board discussed the options and determined that moving the accounts to the Key Bank branch in Eatonville. Sonja and Cecile will begin moving the checking account first, before the local branch closes.

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 5 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 April 22nd 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 April 24th. Included with the April water bills was a community newsletter and our annual Water Quality Report and Water Conservation Report.
3. There were no new owner-side leaks detected during our current meter reading. All owners who were notified of leaks during our last meter reading have made repairs and resolved the problems. Most of the leaks found were the result of dripping faucets and running toilets.
4. Puget power has replaced the majority of the power poles throughout PCC as part of a power system upgrade. We assisted in water line locating and marking as needed. No water lines were damaged and no water use disruption resulted from these upgrades.
5. We are continuing our spring maintenance program. During May we will be conducting system wide valve testing and inspections of Well #1 and #2. Also, the generator at Well #4 will have its annual service performed.
6. In the last 30 days we have issued three water availability certifications for new septic systems.
7. In March, Alvie Whitlock attended the Washington Water Operator and Management Training Conference in Vancouver, WA. The Washington State Department of Health presented updates on all recent and pending changes to water quality monitoring requirements.

Bill Balcom stated that work was ready to commence on the Mt. View water line replacement work. After reviewing the proposals from the different contractors, Brett motioned that we award the work to Morningstar Construction. The motion was seconded by Bill Krause and there were none opposed. Motion carried.

FIRE DEPARTMENT REPORT – Beth Marzano

Beth reported that the Ashford Fire Station (Part of PCFD#23) is facing some significant financial hurdles and that we should soon hear from them regarding potential options aimed at resolving the looming issue.

Calvin expressed a concern over seeing evidence of campfires on DNR land adjacent to Paradise Estates. With the summer weather approaching, it would seem that such fires would not be allowed. Calvin will follow up with DNR.

COMMUNITY WATCH - Paul Nerge

Paul Nerge reported that the last Community Watch meeting was held on April 28th, 2013. The meeting attendance had fallen considerably compared to the two prior meetings. Incident frequency has increased and most remain on the Pierce County side of the river. Thefts are focused almost entirely on outdoor items (propane bottles, firewood, etc.) and a car was stolen on Skate Creek Road. Paul thanked the volunteers who provided the free pancake breakfast and expressed his desire that such an event is repeated. The next meeting will be held on June 29th at 10 AM at the PCC Office.

FINANCE COMMITTEE – Calvin Porter/Steve Olson

The latest meeting was held on 4/10/13. No financial discrepancies were identified. The next Finance Meeting is scheduled for 6/12/13.

COMMUNITY RELATIONS – Cecile Roy/Sonja Maddux

No new issues reported.

GROUNDS / MAINTENANCE REPORT - Steve Olson

All materials for the 2nd Lake Sign are now on hand and Joan will lead the painting effort soon.

GOOD OF THE ORDER – Bill Balcom

A member asked about a previously discussed issue – parking on the side of the road on Tahoma. The member asked who installed the sign that is currently posted near the walking trail entrance. Calvin stated that Lewis County installed the sign. A couple of members in the audience did not seem to be convinced that this was the case. Calvin stated that he would look for his copy of the paperwork that would show the County did the work. This issue was rather contentious and the end result of the meeting was that PCC covenants preclude members from parking alongside the roads within Paradise Estates and that parking on the DNR land itself is between those wishing to do so and either DNR or Lewis County.

A member asked how often we have our insurance coverage reviewed by our agent. Brett stated that we had completed a full review (and made coverage changes as a result) roughly 18 months ago. Another member (who is in the insurance industry) suggested that we have our policies reviewed annually. Brett will relay this to our agent and suggest a new review in the coming months.

With no further items to report, the meeting was adjourned at 2:37 PM. The next regular Board Meeting is scheduled for 9/8/2013 at 1pm – PCC Office. Prior to that will be the Annual Membership Meeting – 6/23/2013 at 10AM at the PCC Office. Additionally, the Annual PCC Picnic will be held on Saturday, July 6th from 11-2pm.

Respectfully submitted,

Brett Anderson, Secretary _____ Date _____

Attest: Bill Balcom, President _____ Date _____