



**PARADISE COMMUNITY CLUB, INC.**

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**PCC Board Meeting Minutes  
May 7, 2017**

The meeting of the Paradise Community Club Board was called to order at 1:02 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>Brett Anderson (Secretary)</b>	<b>Joan Williams</b>
<b>Calvin Porter</b>	<b>Julie Caldwell</b>	<b>Steve Olson</b>	<b>Chuck Mitchell</b>

**Staff Attendance:**

<b>Cecile Roy (Office Clerk)</b>	<b>Ben Pacatte (Water Manager)</b>
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The guests in attendance included: Jeanne & Floyd Bushaw, Darlene Krause, Rod Glyzinski, Jessica Ginger, Shirley Anderson, Mark Temple, Ben Anderson, Paul Nerge, Stephen & Clarissa Hughes, Joyce Mitchell, and Dennis Day.

**OLD BUSINESS**

Bill Balcom asked the Board to review the minutes of the March 12, 2017 Board Meeting. After review, Bill Krause motioned that the minutes be accepted as written. The motion was seconded by Joan Williams and there were none opposed. Motion carried.

## NEW BUSINESS

### TREASURER'S REPORT

The Treasurer's Report was read by Cecile Roy (Sonja Maddux was out sick). Cecile stated account activity and balances for the period ending 4/30/2017 as follows:

**PARADISE COMMUNITY CLUB, INC.  
MONTHLY TREASURER REPORTS  
PERIOD ENDING: April 30, 2017**

#### **Savings Account Balances as of April 30, 2017**

CD – First Citizens	\$31,955.34
Savings	\$20,848.70
<b>Total</b>	<b>\$52,804.04</b>

#### **Checking Balance as of February 28, 2017**

	<b>\$82,033.59</b>
Deposits for the months of Mar-Apr 2017	+\$31,111.09
Expenses for the months of Mar-Apr 2017	- \$15,319.92

#### **Checking balance as of April 30, 2017**

	<b>\$97,824.76</b>
<b>Total Financial Assets</b>	<b>\$150,628.80</b>

A motion was made by Bill Krause to accept the Treasurer's Report as read. The motion was seconded by Chuck Mitchell. None Opposed – Motion carried.

### **WATER SYSTEM REPORT – Ben Pacatte**

Ben Pacatte reported that our system status remains green and that there are no significant issues within the water department (with the exception of the need to replace the line on Kautz Place as soon as weather permits). Ben will check with Morningstar Excavation to see when he believes the soil conditions will be dry enough to begin the project.

Meter Replacement Progress – Ben reported that over 175 meters have been upgraded to date and that he would begin installing the 25 units still in stock (this week). He also plans to order the previously approved 25 full meters. Brett Anderson asked Ben how many more meter registers he expects to need to finish upgrading meters for the remaining part-time residents. Ben stated that he would like to order 25 more of these meter registers. After a brief discussion, Brett motioned that he be authorized to order the additional 25 registers as he needs them during the summer. The motion was seconded by Bill Krause and there were none opposed. These registers will cost approximately \$5,000.

Ben further stated that he would like to clean water tower #1 in the September/October timeframe. Bill Balcom volunteered to bring a pressure washer and hose and to assist Ben with the project.

Brett asked Ben for details about the issue he has been dealing with at the well house that requires manual intervention to start the well pump. Ben stated that the well control panel was found to have a sticky actuator switch. He has replaced the actuator and purchased a new onsite spare. To date the issue has not resurfaced.

### **OFFICE ISSUES – Cecile Roy**

**1** - Cecile reported that 26 members have not yet paid all of their 2017 dues.

**2** - Currently no members (except those under foreclosure) have liens in place but one lot has just been sent a demand letter from our attorney.

**3** - Foreclosures have decreased to 2 members' properties and the total amount owed now stands at \$46,753.17.

Lots 221, 222, 223 & 224 – continues to accrue late payments and remains listed for sale on the Multiple Listing Service (MLS). Two offers to purchase the properties have been refused by the mortgage holder and another offer is currently under their consideration. Total owed is \$40,667.58.

Lot 307 – This lot has been sold and all money owed has been collected.

Lot 117 – This lot has been abandoned by the owner and should soon have an announced date for Sheriff's Sale. Total owed is \$6,085.59, which includes legal expenses. The Sheriff's Sale will sell the property to the highest bidder. If the minimum bid (amount owed for all fees to PCC, Court and Sheriff) is not met, PCC will inherit the property.

**4** – The office copier is calling for a new drum and has been jamming on a frequent basis. Brett stated that he cleaned out the printer and drum yesterday. Since then, the copier has not jammed but still exhibits the "Replace Drum" message. Because the drum was replaced only 7 months ago and the copier is currently functioning, it was decided to wait to see if the jamming returns. In the meantime, Bill Krause will explore a phone cost estimate to repair the printer at the authorized service center in Lakewood, should that become necessary.

### **COMMUNITY WATCH – Paul Nerge**

Paul Nerge reported that the last Community Watch Meeting was held on 4/29/17 and again there were no major incidents reported. He said most of the discussion centered on complaints about dogs and geese. Calvin Porter also stated that dog complaints are become more and more frequent. Brett reiterated the fact that loose dogs or dogs that bark for prolonged periods should be reported to the Lewis County Sheriff's Office. The next Community Watch meeting is scheduled for Noon on Saturday, 6/24/17 (at the PCC Office).

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

Calvin reported that the last Finance Committee Meeting was canceled due to scheduling conflicts. The next Finance Committee Meeting is scheduled for 10am on 6/21/17 at the PCC Office. As always, anyone from the general membership or PCC Board is encouraged to attend.

### **COMMUNITY RELATIONS**

#### **1 - Fire Department Report – Paul Nerge**

Paul reported that there was no current activity to report on from the Fire Department again this reporting period.

## **2 - Emergency Management – Steve Olson**

Steve Olson stated that this is the time of year to make sure that your Grab-n-Go Buckets are refreshed with properly dated food, water, batteries, etc.

## **3 – 2017 Annual Meeting Assignments (6/25/17 – 10am-2pm – PCC Office)**

Darlene Krause volunteered to work with Kathy Balcom to purchase the food and condiments necessary for the Annual Membership Meeting. This year door prizes may be offered to add fun to the meeting.

## **4 – 2017 Summer Picnic Planning (7/15/17 – 12pm-2pm – PCC Office)**

This year's picnic will be a combination Smoker, Grilling and pot luck. At this time, Bill Balcom will be competing with Mark Temple for the title of PCC Pitmaster. Attendees are asked to bring a pot luck dish to share. PCC will also provide burgers, dogs, veggie burgers, drinks and snacks.

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

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

Julie Caldwell reported that all properties receiving letters have complied with the necessary (but sometimes minimal) cleanup.

### **2 – Property Issues (New)**

A member asked about the mobile home on a lot on Nisqually Way, as it was reportedly moved in years ago as a mother-in-law type exception. He further stated that it was to be removed if that family member no longer resided there. It was suggested that Lewis County Code Enforcement be contacted as there are two homes on this single lot and the associated family member has not lived there for some time. Brett still needs to contact Code Enforcement to check on this lot's status.

### **3 – Water Levels / Diversion Dam**

Water levels are still looking good – no action required at this time.

### **4 – Dog Updates**

It was reported that dog feces is present in several places near Lake Holiday and is believed to be from a dog or dogs that reside in Bavarian Retreat properties. Brett stated that this will likely get worse as more and more people rent places, especially short-term rentals. Loose dogs should be reported to the Sheriff but this is admittedly a difficult area to police.

### **5 – Signage (Hunting, PCC vs. Bavarian Boundaries, Speed Limits)**

Brett and Julie reported that Lewis County will not provide or allow us to supply additional Speed Limit signs. The community has only 1 speed limit sign (25 MPH) at the entrance. Paul Nerge reported that he has a new sign layout in concept – one that shows that Bavarian Retreat and Paradise Estates are separate neighborhoods. Chuck Mitchell was successful in having an unattended Speed Limit Trailer placed outside our community entrance for a one week period.

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

Brett asked the group for a new date for the recently postponed Spring Cleanup Day. After some discussion, a new date of 6/24/17, beginning at 9am.

A member asked on behalf of an absent member if a can could be placed near the PCC office building entrance for the collection of cigarette butts. Butts have begun to appear in the parking area. Bill Krause stated that we should

not encourage smoking within 25' of a building entrance (per state law). It was suggested that the butts are mostly from folks sitting in their car while using the 'PCCGuest' WIFI service. After some discussion, it was determined that the 'PCCGuest' network should be password secured as there is evidence of non-members being drawn to it. Brett agreed to add a password after the meeting concludes.

It was reported that there appears to be a person squatting at times in the abandoned house at 103 Nisqually Way. Joyce Mitchell will follow up with the listing agent for the property to get word to the mortgage holder about the property being compromised.

A member proposed an expanded grounds committee – one composed of 3-5 fair-minded individuals who would act as the eyes and ears for the PCC Board in reviewing the condition of properties and the adherence to association rules and regulations. Subsequent discussion involved the Board and attendees alike. It was the conclusion of the Board that these individuals should help the Board respond more rapidly to issues but that the individuals may even be able to assist residents in avoiding letters or fines from the association. Because the committee members are full-time residents of Paradise Estates, they will have a much better idea of whose dog it is that is running loose, notice garbage burning fast enough to call the fire department, recognize inappropriate noise or odors quickly, etc. The Board will await an initial list of committee members from the five candidate names proffered at the meeting.

With no further issues reported, the meeting was adjourned at 2:59 PM (Motion Chuck Mitchell, Second Bill Krause). The next PCC Board Meeting will be the Annual Membership Meeting, scheduled for June 25, 2017. After that, the next regular meeting is scheduled for September 10<sup>th</sup> at 1pm at the PCC Office.

Respectfully submitted,

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

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