

**PARADISE COMMUNITY CLUB**  
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*An Equal Opportunity Employer and Service*

**PCC Board Meeting Minutes**  
**May 17, 2015**

The meeting of the Paradise Community Club Board was called to order at 1:00 PM at the PCC Office – 151 Nisqually Way, Ashford, WA - PCC Vice President, Bill Krause presiding.

Bill Krause had the Board members and staff members introduce themselves. All guests were asked to sign the guest sign-in sheet.

**Board Members Attendance:**

<b>Bill Balcom (President) -Absent 1<sup>st</sup>-</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>Brian Andrews</b>
<b>Joan Williams</b>			

**Staff Attendance:**

<b>Cecile Roy (Office Clerk)</b>	<b>Alvie Whitlock (Water Manager)</b>	<b>Ben Pacatte Water Operator</b>
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The guests in attendance included: Terri Horton, Dorothy Forsythe, Rod Glyzinski, Shirley Anderson, Darlene Krause, Paul Nerge, Chuck Mitchell, Linda Dorr, Dennis Lampron, Laura Esler, John Smith, Mark Temple, and Stephen and Clarissa Hughes, Gary Anderson and Steve Anderson.

**OLD BUSINESS**

Bill Krause asked the Board to review the revised minutes of the March 8, 2015 Board Meeting. After review, Joan Williams motioned that the minutes be accepted as written. The motion was seconded by Brian Andrews and there were none opposed. Motion carried.

**UPDATES on ACTION ITEMS**

1-Pumper Truck Refilling - Alvie Whitlock

Alvie Whitlock stated that he and Ben Pacatte would work on this soon – testing it with the trash pump.

## **NEW BUSINESS**

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

Beth Marzano reported that there were no new Fire Department updates for this meeting. New sign is ready to hang. Brett volunteered to provide a ladder and assist with installation if someone else will help with and on the other ladder. This may well be accomplished on the 6/13 Work Party.

### **TREASURER'S REPORT**

The Treasurer's Report was read by Sonja Maddux and stated account activity and balances for the period ending 4/30/2015 as follows:

**PARADISE COMMUNITY CLUB, INC**  
**MONTHLY TREASURER REPORTS**  
**PERIOD ENDING: April 30, 2015**

**Savings Account Balances as of April 30, 2015**

CD - Timberland	\$5,939.29
CD – First Citizens	\$31,931.45
Savings	\$44,874.61
<b>Total</b>	<b>\$82,745.35</b>

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

Deposits for the months of Mar-Apr 2015	+\$35,220.74
Expenses for the months of Mar-Apr 2015	- \$40,804.72
Bank Error (Credit)	+ 12.00

**Check book balance as of April 30, 2015** **\$86,783.94**

**Total Financial Assets** **\$169,529.29**

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

**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 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 five months of 2015.
2. All water meters in PCC were read on April 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 and summer maintenance program.

5. The 2014 Water Quality and Water Efficiency Report due out by 1 July 2015, has been mailed out and is posted on the PCC web. A copy and the required certification have also been sent to the Washington State Department of Health.
6. The following major Water System upgrades for 2015, have all been completed.
  - a. Replacing of the Rainier Place water lines and adding two blow offs.
  - b. Replacing the Frying Pan water lines and adding one blow off.
  - c. Replacing the Tokaloo Place water line and adding one blow off.
7. In the Water Department Ben and Maria have exchanged positions. Maria will be working at the Mount Rainier Water Department this summer and volunteering one day a week at PCC. Ben will be working with Alvie in the full time assistant position.

## **OFFICE ISSUES**

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

There are four properties with liens in place. Collectively these properties owe a total of \$4,713.22.

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

**Lot 263** – This property has been re-listed at \$3,000 since December 2014. It has not sold due to the wet nature of the parcel. The cumulative debt is approaching \$24,000 and the parcel has shown virtually no value. The Board discussed a motion proffered by Brian Andrews where PCC would offer to accept the parcel in lieu of the debt owed. After some discussion recognizing that the parcel was inherited via quit claim deed by a person who lives out of state (and has never even seen the property), the motion was seconded by Joan Williams. Brett will contact the PCC attorney to try to resolve this issue in this manner, as an HOA foreclosure action would be much more expensive.

**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. The property remains under the management of Bank America Corporation Field Services (866) 515-9759. Brett requested that the PCC office be notified if the grass gets tall enough to be a fire hazard, as we can contact the Field Services office to rectify.

**Lot 135** – Foreclosure action commenced in late December. Complex issues here. After evaluating the issues associated with this lot, the PCC attorney has moved forward with initial foreclosure proceedings.

**Lot 272** – Foreclosure action commenced in late December. Owner is deceased, currently serving heirs.

## New

**Lot 35** – This lot has a lien in place and no payments or replies have been received. The original owner is deceased and the heirs quit paying the assessments. Brett motioned to begin foreclosure proceedings as this lot now owes more than \$1300. The motion was seconded by Brian and there were none opposed. Motion carried. Brett to instruct PCC attorney.

**Lot 307** – No payments and no responses to letters. Brian motioned to begin foreclosure proceedings as this lot now owes more than \$700. The motion was seconded by Joan and there were none opposed. Motion carried. Brett to instruct PCC attorney.

### **COMMUNITY WATCH** – Paul Nerge

Paul Nerge reported that the last Community Watch Meeting was held on April 25<sup>th</sup> and was attended by 10 people. The next meeting is scheduled for 10:00AM on Saturday, 6/27/15 (at the PCC Office). A member reported that 4 active criminals from the Ashford area are now incarcerated. Brett reminded the audience of the Lewis County Sheriff's "See Something Say Something" website – always report suspicious activity. This website can be used anonymously as well. Bill Krause reminded the attendees that law enforcement does not want members approaching suspicious characters on their own, as they can be dangerous at times.

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

Calvin reported that the last Finance Committee Meeting was held on 4/15/15. He also provided an overview of the meeting's purpose for any newcomers. The only financial discrepancy identified during the review was a \$12.00 bank error credit. The next Finance Committee Meeting is scheduled for 10am on 6/17/15. As always, the meeting is open to anyone from the general membership or Board to attend.

### **COMMUNITY RELATIONS** – Cecile Roy/Sonja Maddux

**Lots 175-176** – These lots recently sold to a new owner. The new owners attended the meeting and made a plea for forgiveness of the fines that were associated with the inoperable vehicles that were on one of the lots. To demonstrate their good faith, they have already had the trucks removed from the property and squared away the water debt. A discussion ensued re the timing of the letter and the particular circumstances that resulted in the inaction. The new owner is a friend of the former and he stated that the former owner is very ill with colon cancer and is undergoing chemotherapy treatments in Alaska. He indicated that he is unable to think clearly and simply did not have the faculties to deal with the vehicle issue. Further, the vehicles were placed on his lot by a neighbor and he has no ownership interest in them. He also relayed the message that former owner does not recall receiving a letter indicating fines would begin (Brett read from the letter that was sent on 1/20/15 however). The HOA fine (roughly \$5,000) was paid to PCC as part of the escrow closing process. The new owner is requesting forgiveness of the fines due to the extenuating medical and neighbor relationship circumstances that led to the inaction regarding the inoperable vehicles. Their intention is that the money go to the former owner. Bill Balcom was the only Board member who spoke to the former owner and the Board is not privy to the details of that conversation. Therefore, Bill Krause informed the new owners

that the Board would consult with Bill Balcom regarding the issue. Bill Krause committed that we would get back with the new owners. Brett will brief Bill Balcom.

Big Lake – Dogs have been getting into the trash cans and spreading the contents across the grounds. One such dog's owner has been identified and a letter will be sent to inform her that a leash ordinance is in effect. A second infraction will result in an association fine of \$100. It was also suggested that we invest in a commercial garbage container that would prevent animal entry. Brett to research.

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

Steve demonstrated a new lid that is sold for 5-gallon buckets. It affixes to the rim of the bucket and provides an air tight seal. The bucket can then be used to store emergency rations and important papers to be used in the event of an emergency. The seal can also be easily removed to access the contents. These lids are available at Winco.

Steve then let the attendees know that we have recently acquired a propane-powered generator and are in the process of coordinating its installation. Steve introduced Dennis Lampron, who described his experience in Florida during Hurricane Andrew. He experienced hunger and fear during this real life emergency. He is always prepared since then. An example that bad things can and do happen!

### **GROUNDS / MAINTENANCE REPORT – Brian Andrews**

1 - Memorial Benches – Brett reported that the memorial bricks are currently out for engraving. It is hoped that they will be completed and returned to PCC before the 6/13 Community Work Party, during which some could be placed under their corresponding bench.

2 - Water Line Replacement Project – All Complete (Rainier Place, Tokaloo, Frying Pan)

3 – Spring Cleanup Results / 6/13 Cleanup Day Goals – 22 volunteers participated in the Spring Clean-up work party, 6 benches were installed, 100+ yards greenbelt was cleaned out, brush was cleared around fire department, foot bridge on No Name Creek was replaced, mowing completed along all roadways. Goals for 6/13 Work Party: pick up branches, dirt spreading, horseshoe pits, clear intake to fire suction pipe, replace fire station sign, paint trim on office, place memorial bricks, small cottonwood tree removal, dig out lake inlet, Re-chain picnic tables (remove trip hazard). Other suggestions should be routed to the PCC office to be forwarded to Brian Andrews.

4 – Brian Andrews stated that Bill Balcom had located a very long (130' – 150') concrete overpass girder that may potentially work as a nucleus for a new footbridge over Big Creek (between the big lake and Nisqually Way). He asked Brian to see if there was interest to look into this further. The Board discussed the previously quoted raise in liability insurance (\$1300 per year estimated), and potential expenses associated with procurement, railing construction, transportation, crane, etc. After the discussion it was agreed that Bill Balcom should pursue more information as to suitability and financial feasibility and then come back to the Board.

**GOOD OF THE ORDER – Bill Krause**

A member had a question regarding the recent voting ballot. He could not find a place to vote YES or NO for the Membership Handbook revisions. Brett explained that this was an oversight and that a subsequent mailing (likely in June water bills to avoid additional postage expenses) will include a ballot for this issue. The Board regrets this oversight.

A member asked how we would determine if something is in violation of the proposed Noise Covenant, if it passes. Brett explained that many municipalities face this issue and he could find no time-tested wording that would clearly define what is or is not reasonable. For that reason, the noise covenant was proposed to first establish quiet hours (10pm to 8am) and that prolonged noises that are reported as too loud will be explored on a case-by-case basis. The member additionally asked about the proposed Fireworks Covenant. Would it mean that members could not have a display such as the large one individuals put on at the lake last year. Bill Krause stated that such activity would indeed be in violation of the proposed covenant. Brett explained that our insurance advisor recommended that PCC limit its potential liability by having a “No Fireworks” covenant. Additionally, he explained the potential danger of igniting a neighborhood or forest fire, especially during the dry summer months.

With no further issues reported, the meeting was adjourned at 2:43 PM (Motion Brett, Second Beth). The Annual Membership Meeting is scheduled for 6/14/15. The Board will also meet directly after that meeting per the Handbook. The next regular PCC Board Meeting will be held on Sunday, 9/13/2015 at 1pm (PCC Office).

Respectfully submitted,

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

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