



PARADISE COMMUNITY CLUB, INC.

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**PCC Board Meeting Minutes
September 11, 2016**

The meeting of the Paradise Community Club Board was called to order at 1:04 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:

Bill Balcom (President)	Bill Krause (Vice President)	Brett Anderson (Secretary)
Calvin Porter	Steve Olson	Joan Williams

Staff Attendance:

Cecile Roy (Office Clerk)	Ben Pacatte (Water Manager)
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The guests in attendance included: Darlene Krause, Rod Glyzinski, Erika Broska, Mark & Jessica Temple, Chuck Mitchell, Paul Nerge, Karen York and Valerie Jennings.

OLD BUSINESS

Bill Balcom asked the Board to review the revised minutes of the May 15, 2016 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.

UPDATES on ACTION ITEMS

1-Bavarian Village’s Use of Lake Holiday – As a follow up to the May meeting, Ben Pacatte provided the name of the new Bavarian retreat President (Phil Farcy). Phil was invited to the PCC Annual meeting so that we could learn more about his community and express some of our concerns regarding PCC lake/amenity use. While Phil did attend the meeting briefly, he was called away on a pressing issue. Brett Anderson therefore invited him to join us at our Summer Picnic. Phil accepted the invitation but did not show for the actual event. In the meantime, Brett checked with our insurance carrier to see if and how the Bavarian Retreat neighbors could use our lake area, as standing guests or perhaps after paying an annual charge to help us pay for mowing and maintenance. The

insurance carrier replied with a firm answer that individuals outside of PCC Members (and their tenants/guests) should not be extended an invitation of any kind. The underwriters went so far as to state that ideally we would post No Trespassing signs around the lake. The PCC Board discussed this and elected to install a sign at the lake entrance that states that it is for PCC Members & guests only. This sign has been received and will be installed later today. After a discussion that included the meeting audience, it was determined that Brett should draft a letter to the Bavarian Retreat President to inform them of this recent insurance requirement.

NEW BUSINESS

1 - TREASURER'S REPORT

In Sonja Maddux's absence, the Treasurer's Report was read by Bill Balcom and stated account activity and balances for the period ending 8/31/2016 as follows:

**PARADISE COMMUNITY CLUB, INC.
MONTHLY TREASURER REPORTS
PERIOD ENDING: August 31, 2016**

Savings Account Balances as of August 31, 2016

CD – First Citizens	\$31,955.34
Savings	\$25,841.90
Total	\$57,797.24

Checking Balance as of May 31, 2016

Checking Balance as of May 31, 2016	\$67,675.27
Deposits for the months of Jun-Aug 2016	+\$24,850.12
Expenses for the months of Jun-Aug 2016	- \$48,485.97

Checking balance as of August 31, 2016

Total Financial Assets

\$44,039.42

\$101,836.66

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

WATER SYSTEM REPORT – Ben Pacatte

Ben reported that our system status remains green but that he had recently encountered an odd anomaly. The issue stemmed from a suspected power surge. When the power stabilized, the well pump didn't reset and begin pumping again. It was easily reset manually but Ben will keep an eye on it to see if there is a 2nd occurrence.

Ben also reported that since the work was completed to re-balance and tune the backwash valves in Well house #4, the water quality has improved significantly. It is doing a much more effective job at filtering iron and manganese.

Brett asked if we had received the invoice yet and Ben stated that it was being held by the supplier until the bag of filtration media arrives.

Ben stated that he had 13 meters left to install before we will need more. The Board had recently approved an order of 25 meters that Ben expects to place tomorrow. Based on water consumption reports and Ben's experience, it is believed that an additional 21 meters are required to cover the rest of the regular users (before winter freezing makes digging difficult or impossible). Additionally and after some discussion, the Board would like Ben to have 4 meters on the shelf for use in case of emergency. Therefore, Bill Krause motioned that the Board approve an additional 25 meters be approved – to be ordered on a just-in-time basis. Further, the meters should be paid for from the checking account if possible but the motion included the approval to transfer up to \$5K from savings if absolutely necessary (end of year cash flow is always tight). The motion was seconded by Joan Williams and there were none opposed.

Ben also brought up the fact that it is time to schedule pressure washing and cleaning of the interior of Storage Tower #2. He also provided a rough cost estimate from a 3rd party provider to do that work. Ben stated further that he and Alvie could perform the work if the Board approves (prior cleaning have always been done in-house). After a discussion to ensure that this would not negatively impact the rest of the meter register swaps, the Board agreed that an in-house solution would be preferred, as it would save the community roughly \$2,500. Ben will schedule the cleaning in the near future.

OFFICE ISSUES

1-Accounts in Arrears – Cecile Roy

Two more members have incurred property liens for non-payment of assessments. Two of the four properties are making regular payments on roughly 40% of the debt but the total owed as of this meeting is \$2,693.43.

Foreclosures remain at 2 members but will likely increase to 4 in the near future. One is currently suspended as the owner is making agreed upon payments and has the property listed for sale. The total amount owed has increased this month to \$33,486.81.

Lots 221, 222, 223 & 224 – These lots continue to accrue late payments and we continue to wait for the mortgage foreclosure to complete.

Lot 307 – We are still receiving regular payments while this property remains listed on the MLS. Foreclosure is therefore currently suspended.

Lot 272 – This lot was recently sold by PCC, after foreclosure. Net proceeds totaled roughly \$6,500.

2) 2016 Dues still outstanding - \$3,976.02

3) The printer that had failed earlier has been repaired with a new drum kit. Thanks go to Jean Roy for its installation.

COMMUNITY WATCH – Paul Nerge

Paul Nerge reported that there was little to report at the last Community Watch Meeting of 8/27/16. Brett reported that Crime Stoppers had recently posted on Facebook some photos of a couple of Ashford area residents, caught on camera stealing outdoor goods in Pierce County. Paul stated that the next Community Watch meeting is scheduled for 10/29/16 at 10am (at the PCC Office). Bill Balcom stated that he would try to find a volunteer to cook pancakes for that meeting, or just prior.

FINANCE COMMITTEE – Calvin Porter

Calvin invited all PCC members to attend the finance committee meetings and reported that the last Finance Committee Meeting was held on 8/17/16. Once again, there were no financial discrepancies identified. The next Finance Committee Meeting is scheduled for 10am on 10/19/16 at the PCC Office.

Bill Balcom also mentioned that a recent private Pig Roast was held (hosted by Dennis Day). 40+ people attended the event and were asked for donations for the School in Ashford. A total of \$476 in cash was raised for the school. The school however has a NO CASH policy. In order to get them the donated funds, PCC wrote them a check and will deposit the cash in our own account. This will not be counted as income as we served as a mere pass through entity to get the funds to where they were needed.

COMMUNITY RELATIONS

1 - Emergency Management – Steve Olson

Steve reminded the audience that today is the 15th anniversary of the 9/11 attacks on the East Coast and that it is an example that not all emergencies are based on natural causes. He also showed a few items he had purchased for our EM supplies with the \$100 allocated recently. Steve also recommended that anyone burning Propane or wood invest in a Carbon Monoxide alarm. He also reminded everyone to cut any dangerous limbs before the winter storms are upon us.

Steve also announced that the Emergency Generator is now installed and fully operational. After the meeting, Brett will demonstrate how it is operated.

GROUNDS / MAINTENANCE REPORT – Cecile Roy/Bill Balcom

1 – Property Issues (Outstanding)

Cecile stated that the letters that have been sent recently have been very effective in getting grounds issues resolved. She is aware of no current issues that aren't being handled one way or another.

2 – Property Issues (New)

Lot 133 has recently cut some trees and appears to be slowly working on the resulting cleanup. It was agreed that a follow up letter may be warranted if cleanup activities drag on too long.

3/4 – Diversion Dam / Water Levels – Bill Balcom reported that the Diversion Dam boards are back in place and that the dam is ready for the fall/winter waters. He also stated that Morningstar Excavation has completed the work on the lake inlet and that a good flow of water is now coming into the lake and that the water level is rising.

5 – Dog Updates/Issues – Cecile Roy stated that she continues to receive dog complaints (primarily running loose or barking) from time to time. An audience member stated that they had heard a dog barking at the lake for nearly 2 consecutive hours. He approached the dog owners, who were from Bavarian Retreat and informed them of the rules against such behavior.

6 – Shipping Containers – Bill Krause brought up the issue of Shipping Containers. He stated that the office and Board members have received several complaints regarding the unsightly appearance of these units and proposed that the Board move sooner rather than later to ban them from Paradise Estates. A lengthy discussion ensued regarding how best to accomplish this. The audience members participated as all appeared to be against having them in the community. After much discussion, a motion was made by Joan Williams to modify Covenant #9 to

disallow shipping containers and other long-term storage “pods” and send it out to the general membership for a vote (preferably in the October water billing). The motion was seconded by Bill Krause and there were none opposed. Motion carried. Brett will get the proposed language to Bill Balcom for review and Bill will author a letter of explanation for the Board to review/edit/approve.

7 – County Roadside Mowing – Calvin Porter stated that he had recently spoken with a member of the County mowing staff and asked why so much of our community does not get mowed along the side of the road. The employee stated that he has to skip sections where there are obstacles in the way. Obstacles include trash cans, landscape items (rocks/timbers), piles of branches, cut trees, vehicles, etc. Calvin asked Brett to put something on the PCC website that requests that these areas remain as clear as possible to facilitate mowing. Calvin also stated that he had witnessed someone have a tremendously difficult time getting their RV backed into their lot as someone had parked a vehicle along the side of the road very near their driveway. He reminded the audience that it is not appropriate to park alongside the road in Paradise Estates.

8 – Snow Plowing – Steve Olson mentioned that he had run into Jerry Iverson recently and asked him about the possibility of plowing our parking lot should it be necessary this winter. Jerry did not commit right away and the ball is currently in his court. Bill Balcom also mentioned that Ben may be able to keep the lot clear enough with our tractor.

GOOD OF THE ORDER – Bill Balcom

With no further issues reported, the meeting was adjourned at 3:36 PM (Motion Bill Balcom, Second Brett Anderson). The next PCC Board Meeting will be held on Sunday, November 13th, 2016 at 1pm at the PCC Office.

Respectfully submitted,

Brett Anderson, Secretary _____ Date _____

Attest: Bill Balcom, President _____ Date _____