

PARADISE COMMUNITY CLUB

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An Equal Opportunity Employer and Service

**PCC Board Meeting Minutes
November 9, 2014**

After a preliminary presentation on Emergency Management from the PCFD and Pierce County Emergency Management, the meeting of the Paradise Community Club Board was called to order at 2:19 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 -Absent 1st-	Beth Marzano	Steve Olson	Brian Andrews
Joan Williams -Absent 1st-			

Staff Attendance:

Cecile Roy (Office Clerk)	Alvie Whitlock (Water Manager)	Maria Niesen (Water Operator) -Absent-
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The guests in attendance included: Chuck & Joyce Mitchell, Linda Dorr, Dorothy Forsythe, Julie Caldwell.

OLD BUSINESS

Bill Balcom asked the Board to review the minutes of the September 14, 2014 Board Meeting. After review, there were no questions or discussion items, so Brian Andrews motioned that the minutes be accepted as written. The motion was seconded by Bill Krause and there were none opposed. Motion carried.

UPDATES on ACTION ITEMS

1-Pumper Truck Refilling - Alvie Whitlock

Alvie stated that the intake for the lake connection is buried in organic matter, making it impossible for him to run the test he plans – he needs warmer weather to dig out material. This may need to wait for spring and may require a small work party.

2 – New Lockset for Shed – Brett Anderson

The new lockset has been installed and keys distributed to Alvie and Cecile.

3- Lake fencing replacement (cable) – Brett Anderson

New cable has been strung from Osborn side to the vehicle opening near the covered picnic area. 4 more pieces of specialized hardware are required to add the “gate” cable. Brett will procure and install next trip up. A thank you to Bill Krause and Jean Roy for their assistance with the fencing yesterday. Additionally, a thank you to Herb and Rose Gains, Darlene Krause and Shirley Anderson who, with the assistance of Herb’s tractor, cleaned up the rocks and debris that were left behind from the post-hole digging in the Summer.

NEW BUSINESS

FIRE DEPARTMENT REPORT – Beth Marzano

Beth reported no issues of note regarding the Fire Department for this reporting period.

Lori Amburgey reported that the next Open House at the Ashford Fire Department is now scheduled for 8/15/2015.

Bill Balcom also reported back that we are to follow Lewis County regulations when it comes to Burn Bans.

TREASURER’S REPORT

The Treasurer’s Report was read by Sonja Maddux and stated account activity and balances for the period ending 10/31/2014 as follows:

PARADISE COMMUNITY CLUB, INC
MONTHLY TREASURER REPORTS
PERIOD ENDING: October 31, 2014

Balances as of October 31, 2014

CD - Timberland	\$5,933.35
CD – First Citizens	\$31,931.45
Savings	\$44,861.58
Total	\$82,726.38

Checking Balance as of August 31, 2014	\$47,197.27
Deposits for the months of Sep-Oct 2014	+\$14,929.16
Expenses for the months of Sep-Oct 2014	- \$38,608.01

Check book balance as of October 31, 2014	\$23,518.42
Total Financial Assets	\$106,244.80

A motion was made by Bill Krause 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 eleven months of 2014.
2. All water meters in PCC were read on October 23rd for billing. We had no problems with billing. No meters were locked during the last billing cycle for lack of payment.
3. We had three discovered water leaks during the last two-month reporting period. The Lot Owners were notified and the problems have been corrected.
4. The water system is in good condition and we are continuing with our fall maintenance program. We have completed our annual valve testing and we are in the process of extensive line flushing, well house inspections and winter preparation.

5. There were seven broken consumer water lines last year due to freezing pipes. We remind everyone to turn off your water and drain your water lines or leave some heat on if you are going to be gone.

6. Due to schedule conflicts, Ben and Alvie have been rescheduled to attend the Water Treatment Plant Operator training course during the first quarter of 2015.

Bill Balcom also asked Alvie to solicit bids for water line replacements for Mowich Drive and one or two cul de sacs (most needed first), so that we have them in hand for the Spring thaw.

Alvie further reported that he is awaiting assistance from Lloyd Emery (heavy equipment required) to raise the few low meters in the system, elevating them with blocks.

OFFICE ISSUES

1-Accounts in Arrears – Sonja / Cecile

Excluding properties in the foreclosure process, there is only \$444 in 2014 dues that remain outstanding - and all late payers are making payments.

There are six properties with liens in place. Collectively these properties owe a total of \$8,711.35. Two of these lots have not paid for some time and each exceeds \$1,000 owed:

Lot #314 is likely going to be foreclosed upon by Lewis County for back taxes. The Board will not pursue its own foreclosure in light of this. It is assumed that the property will be put up for Tax Sale in January, 2015.

Lot #272 has not responded to our demand letters, so foreclosure will now be pursued.

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

Lot 263 – Requested a status from our attorney re this property. Owner's attorney stated that the property is listed but has not sold and that the price would need to be dropped. He cited some comparable (and not-so-comparable) sales in our area and the fact that unimproved parcels move very slowly. In checking MLS Websites, no listing could be found. Our attorney is reminding them that we are operating in good faith and have been very flexible but we need to see a more aggressive attempt to get this property into the hands of a paying customer.

Lots 221, 222, 223 & 224 – Are still accruing late payments as we await the Mortgage foreclosure. The property is under the management of Bank America Corporation Field Services (866) 515-9759. We have not yet been able to get any meaningful information from them, due to privacy regulations.

Lot 309 was sold to PCC at the Lewis County Sheriff's Sale on 8/8/14. This week we finally received evidence that the deed was recorded in PCC's name. We now need to pay the back taxes (approximately \$750 at the present time). Cecile will call the Assessor's office to get the

pay-off amount. Brett will prepare a ballot to the general membership to approve the sale of the lot. The target date for a ballot mailing is early December, and it will accompany the winter newsletter.

Lot 135 – No response has been received since our last letter was sent. Brett will reiterate the concern and send a final letter via certified mail. If acceptable arrangements or payments have not been made by 11/30/14, our attorney will be notified to begin foreclosure proceedings.

COMMUNITY WATCH – Steve Olson

Paul Nerge could not attend the meeting so this was reported on by Steve Olson. The last Community Watch meeting was held on October 25th and nothing of significance was reported. A member reported that 3 men have been observed casing lots. They are driving a 1990s Black Ford Pickup. Please be aware. The next Community Watch meeting is scheduled for February 28, 2015 at 10:00 AM, at the PCC office.

FINANCE COMMITTEE – Steve Olson

Steve reported that the last Finance Meeting was held on 10/15/14. No financial discrepancies were identified during the review. The next Finance Meeting is scheduled for 10am on 12/17/14. As always, the meeting is open to anyone from the general membership or Board to attend.

COMMUNITY RELATIONS – Cecile Roy/Sonja Maddux

Lots 250/251 – A letter of status was received by the property owner that stated that he has completed the tasks required of him and he provided a brief summary of some additional items he is still working on. He is also primarily working on indoor items due to the inclement weather. He is seeking advice on how to sell an older camper that does not leak. Brett will recommend that he utilize Craigslist. No status report will be required at this point.

Lots 225/226/227 – Lots have been sold and the new owners are in the process of evicting the current tenant. They seem very anxious to perform a substantial clean-up of the property.

Lot 207 – The owner of Lot #207 has met with Cecile and spoken to Bill Balcom. He is working to pay the damages to his neighbor's fence. He will also look into the condition of the remaining trees and cut them as necessary. He also reported that he will be selling his lot soon. This matter is now considered closed.

Lot 48 – The office received a complaint that a dog, belonging to a tenant on lot 48, has been defecating on a neighboring property. Brett will author a letter to the lot owner, asking that he work with his tenant to resolve the issue.

Request to Use Community Building for Family Reunion – A letter was sent to the requestor as reported in September. It has been acknowledged. The member fully understands that her request is not something the association can support as far as building use but she will consider the options presented, of reserving the picnic shelter or field adjacent to the office.

Emergency Management – Steve Olson

Steve had arranged for the prelude meeting mentioned above – so no further report was provided here. Brett stated that he would work to get a web page started on the PCC site; one that can grow as information develops.

GROUNDS / MAINTENANCE REPORT – Brian Andrews

1 – Water Level of Both Lakes – Brian reported that the heavy rains have filled the two lakes and that water is flowing well. He did report that the algae build up has not yet died off. This will be monitored to see if the colder weather resolves it or if action is required to remediate.

2 - Memorial Benches – Brett presented the options he found for memorial Bricks or Tiles that can be embedded in the poured concrete. He presented pricing options, which are substantially less when 5 like-sized items are ordered. There were 4 requests for memorial benches so he reported that we can order the bricks as soon as the 5th request is in hand. A member in the audience immediately requested the 5th memorial brick. Brett will draft an email to the 5 parties to present the cost details and try to get agreement on 5 like-sized stones/bricks (a requirement for the price reduction).

GOOD OF THE ORDER – Bill Balcom

With no further issues reported, the meeting was adjourned at 3:27 PM (Motion Brian, Second Brett). The next PCC Board Meeting is scheduled for 1/11/2015 at 1pm (PCC Office).

Respectfully submitted,

Brett Anderson, Secretary _____ Date _____

Attest: Bill Balcom, President _____ Date _____