



**PARADISE COMMUNITY CLUB, INC.**

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**PCC Board Meeting Minutes  
November 13, 2016**

The meeting of the Paradise Community Club Board was called to order at 1:05 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>Sonja Maddux (Treasurer)</b>
<b>Steve Olson</b>			

**Staff Attendance:**

<b>Cecile Roy (Office Clerk)</b>	<b>Ben Pacatte (Water Manager)</b>
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The guests in attendance included: Darlene Krause, Rod Glyzinski, Mark Temple, Jessica Ginger, Gregg Johnson, Tawnya Johnson, Chuck Mitchell, Joyce Mitchell, Paul Nerge, and Linda Dorr.

**OLD BUSINESS**

Bill Balcom asked the Board to review the revised minutes of the September 11, 2016 Board Meeting. After review, Bill Krause motioned that the minutes be accepted as written. The motion was seconded by Steve Olson and there were none opposed. Motion carried.

Because Ben Pacatte needed to leave the meeting early, Bill Balcom allowed him to jump to the top of the agenda.

**WATER SYSTEM REPORT – Ben Pacatte**

Ben reported that our system status remains green. He also reported that he has received the filter media needed to finish the work on the backflush valves. He will choose a low-use period to remove the valves, de-clump the existing media and top off each filter tank with new media.

Ben further reported that he and Alvie, with the help of Bill Balcom, completed the necessary interior water storage tank cleaning. This in-house work saves PCC thousands of dollars each time it is performed (scheduled every 5 years).

Ben also reported that he has received the last order of 25 meter registers. He will be installing these as time and weather allow. Sonja will pay for this last order from the checking account if year-end cash flow allows but will transfer the funds from Savings (approved at the 9/11/16 meeting) if balances are simply too low. Bill Balcom also asked Ben to provide a list of the off-streets and cul de sacs that have not yet had water line upgrades.

## **UPDATES on ACTION ITEMS**

**1-Bavarian Retreat's Use of Lake Holiday** – Brett reported that he and Bill Balcom had drafted a letter to Phil Farcy, president of Bavarian Retreat. The letter explained how our insurance underwriter required us to inform the neighboring community that the lake and amenities within Paradise Estates are private and may only be used by members of Paradise Community Club, Inc. He further reported that a cordial reply was received from Phil, acknowledging that he would inform all of his lot owners. The email thread was filed in the PCC office.

## **NEW BUSINESS**

### **1 - TREASURER'S REPORT**

The Treasurer's Report was read by Sonja Maddux and stated account activity and balances for the period ending 10/31/2016 as follows:

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

#### **Savings Account Balances as of October 31, 2016**

CD – First Citizens	\$31,955.34
Savings	\$25,842.96
<b>Total</b>	<b>\$57,798.30</b>

<b>Checking balance as of August 31, 2016</b>	<b>\$44,039.42</b>
Deposits for the months of Sep-Oct 2016	+\$14,529.44
Expenses for the months of Sep-Oct 2016	- \$44,022.31
<b>Checking balance as of October 31, 2016</b>	<b>\$14,546.55</b>

**Total Financial Assets** **\$72,344.85**

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

Brett noted that, while we are seeing a downward trend in assets, it is almost entirely due to the need to replace our failing meter registers. The new registers come with a 20-year warranty and we will soon see our asset balances begin to climb.

## **OFFICE ISSUES**

### **1 - Accounts in Arrears – Cecile Roy**

Two members have only property liens for non-payment of assessments at this time. One of these members has refused our certified mailings and, as a result, is now being served foreclosure papers. The total owed by the two members is \$3,129.42. We are confident that these funds will be recovered in full.

Two other members remain in foreclosure status. One remains suspended as the owner is making agreed upon payments and has the property listed for sale. The total amount owed for both properties, with late fees and interest, has increased this month to \$34,749.68.

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.

**2 – 2016 Dues** – Six (6) additional members still owe at least a portion of their 2016 dues but are making payments. The amount owed is just over \$1,151.

### **COMMUNITY WATCH – Paul Nerge**

Brett reported that he had spoken to relatives of Beth Marzano and that she is doing well and now lives in the Mt. Vernon area, surrounded by family. Mail sent to her Ashford address will be forwarded by the post office to her new address. A card was circulated amongst the attendees for signatures and best wishes.

Paul Nerge reported that the last community Watch meeting was held on 10/29/16 and was comprised of 9-10 individuals. He stated that there was a report of break-in and theft (as well as the killing of a dog) on Paradise Drive. Details are very sketchy for this report but members are advised to do what they can to protect their property and remain aware. Paul stated that the next Community Watch meeting is scheduled for 2/25/17 at 10am (at the PCC Office) but that a meeting can be put together sooner if we experience anything warranting such a gathering.

### **FIRE DEPARTMENT REPORT – Paul Nerge**

Paul reported that with Beth Marzano's move, they are looking to fill a Fire Commissioner opening for District #17. Paul believes that the position may be filled by Paul Copsy but nothing is definitive at this time.

### **FINANCE COMMITTEE – Steve Olson**

Calvin Porter is out on vacation so Steve Olson reported on the last Finance Committee Meeting, held 10/19/2016. Steve stated that, after reviewing all expenditures for the latest 2-month period, no discrepancies were identified. Steve again invited all PCC members to attend the finance committee meetings and stated that the next Finance Committee Meeting is scheduled for 10am on 12/21/16 at the PCC Office.

## **COMMUNITY RELATIONS**

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

Steve briefed the new members on the purpose of the Emergency Management efforts within PCC. He stated that on this very day, a significant earthquake struck Christchurch, NZ and serves as a reminder that an emergency situation can come at any time. He also offered to demonstrate the generator operation after the meeting for those who have been entrusted with key access to same. Brett will work on a step-by-step checklist to mount on the wall to remind users of the appropriate steps to engage/disengage the generator.

## **GROUNDS / MAINTENANCE REPORT – Cecile Roy/Bill Balcom**

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

None to report

### **2 – Property Issues (New)**

Julie Caldwell was unable to attend the meeting but had submitted a written report prior. This report described deficiencies on the following properties:

118 Mowich Way – It appears that someone has broken into the old mobile home on this lot and a kerosene like odor was smelled. She will send a notification to the owner to investigate and secure the structure.

133 Mowich Way – Many items are strewn about the yard, including an old refrigerator. She will send a letter to the owner of record.

300 Paradise Drive – These two adjacent lots have children's toys across the property, in the ditches and even on the road at times. She will send a letter to the owner of record.

A few of the attendees also reported seeing a scantily clad toddler alone in a yard on Mowich Way. One member stated that they had even seen the toddler in the roadway. After a concerned discussion, members stated that they would likely report any future incident to Child Protective Services.

**3 – Diversion Dam / Water Levels** – Bill Balcom reported that the diversion dam boards remain in place and that the dam is diverting the fall/winter waters as designed.

**4 – Dog Updates/Issues** – Julie has noticed a lot of uncollected dog feces along the sides of the roads. Brett will once again mention this issue in the newsletter. This falls under controlling pets and can result in a \$100 fine for a second occurrence.

**5 – Shipping Containers** – Steve Olson reported the result of our recent membership vote as to whether Shipping Containers should be forbidden under covenant #9. The result was 86 YES votes and 42 NO votes. The Board then began a discussion regarding what to do in terms of the containers that were already residing within our community. This was a lengthy discussion and there was no clear solution. After talking it out for quite some time, Brett was asked to run the matter by our attorney. Brett will call the attorney in the coming days.

**6 – New Lake Sign** – Brett reported that he and Bill Balcom installed the new “Lake Holiday” sign the last time they were up.

**7 – Petition for Road Paving** – Bill Balcom informed the audience that we had originally been scheduled for repaving in 2016 but that other county projects eventually took priority over the Paradise Estates road work. He also stated that he has been informed that Paradise Estates is not on the list of approved projects for 2017 either. It has been suggested to the Board that the only way to get our paving project back on the approved list is to petition the Commissioner for our area. The more names that request attention to this issue - the better. Bill has created a petition that will be kept in the office until mid-December. Members are encouraged to stop by and sign it if they would like to see road repairs/repaving done. Additionally, members who are not residing in our community can call the office to request an individual petition form. The office will mail them the form and an envelope addressed to our Commissioner.

**GOOD OF THE ORDER** – Bill Balcom

With no further issues reported, the meeting was adjourned at 2:23 PM (Motion Steve Olson, Second Brett Anderson). The next PCC Board Meeting will be held on Sunday, January 8th, 2017 at 1pm at the PCC Office.

Respectfully submitted,

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

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