

PARADISE COMMUNITY CLUB
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"We are an Equal Opportunity Employer and Service"

General Membership Meeting Minutes
June 14, 2015

Opening:

Bill Balcom got the attention of all attendees and made a last call for any outstanding ballots. No ballots were submitted and the PCC Drop Box was reported by Cecile Roy as being empty. Therefore, the Annual Membership Meeting for Paradise Community Club was called to order at 10:08 AM on Sunday, June 14, 2015, at the PCC Office – 151 Nisqually Way, Ashford, WA - PCC President, Bill Balcom presiding. Bill Krause declared that the meeting, counting mail-in votes and members present did indeed meet the requirements for a General Membership Meeting quorum. The minutes of the 2014 Annual Membership Meeting were distributed in advance for review.

Board Members Attendance:

Bill Balcom (President)	Bill Krause (Vice President)	Sonja Maddux (Treasurer)	Brett Anderson (Secretary)
Calvin Porter	Beth Marzano -Absent-	Steve Olson	Brian Andrews
Joan Williams			

Staff Members Attendance:

Cecile Roy (Office Clerk)	Alvie Whitlock (Water Manager)
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A total of 17 adult guests and 1 infant attended the meeting.

Bill Balcom introduced our guest, Fire Chief Gary Olson to address the audience, so that he would not be unnecessarily detained. Chief Olson provided a brief overview of the department, focusing on the specifics related to the Ashford station. He stated that they had disposed of an older truck and made several repairs to their current equipment. He stated that tires had to be updated on a regular basis per regulation. He also stated that the district has a new training officer and that hiring is now allowed for people living outside the district boundaries. He stated that no burn ban was in effect and that he didn't foresee one in the next few weeks or so. He was asked if campfires were allowed during a burn ban. He stated that Stage 1 burn bans still allow campfires if properly contained but that a heightened ban stating "Absolutely No Fires" would also include campfires. The Chief also stated that they were very short on volunteer firefighters

on the Lewis County side of the Nisqually River. He encourages residents to consider volunteering and informed the group that such volunteers, while unpaid, receive ample training without charge. They are also currently eligible for a modest \$300/month stipend after completing 25 years of service.

Chief Olson also stated that his team responds to about 32 calls per year within Mt. Rainier National Park and that he is working to try to get his department compensated by the Park Service. Brett Anderson asked if residents could still request a free smoke alarm from the department but the chief said that a shortage of funding has resulted in an exhausted inventory of such alarms.

Bill Balcom requested that the Board members review the minutes of the 2014 Annual Membership Meeting. After review, Bill Krause motioned that the 2014 Annual Meeting minutes be approved as drafted. The motion was seconded by Calvin Porter and there were none opposed – motion carried.

The Treasurer’s Report was read by the Treasurer, Sonja Maddux. The below report was read:

\$ 37,363.22 Checking as of 12/31/2014

\$150,532.28 Deposits Jan-May 2015

\$126,616.21 Expenses Jan-May 2015

\$ 61,279.29 Checking as of 5/31/2015

\$144,026.55 Total Assets

PCC Bank Balances as of 5/31/2015			1 Year Ago	
Account	As of Date	Balance	Balance	Difference
KeyBank Checking	5/31/2015	\$61,279.29	\$91,630.96	(\$30,351.67)*
First Citizens CD	5/31/2015	\$31,931.45	\$31,931.45	+\$0.00
Timberland CD	5/31/2015	\$5,939.29	\$5,933.35	+\$5.94
KeyBank Savings	5/31/2015	\$44,876.52	\$25,854.76	+\$19,021.76
Total		\$144,026.55	\$155,350.52	(\$11,323.97)

* Lower balance attributed to expenses associated with Rainier Place, Tokaloo Place water line replacements

The two Water System loans were reported on as well. The unpaid balances are:

\$615,232.21 USDA 40 year loan @ 4.5% (Pay off scheduled for 2044)

\$154,334.95 State Revolving Fund @ 1.5% (Pay off scheduled for 2022)

Cecile also submitted the YTD Income & Expense report that shows the balances of all PCC Accounts, which is on file in the PCC office.

Accounts in Arrears:

Six members are facing potential foreclosure, owing a total of \$55,689.32. Of these, one is expected to undergo a mortgage foreclosure and one has recently had its title cleared up and is listed for sale.

Three members have property liens in place, totaling \$2,956.32. Two of these members are making payments and the Board is working with the PCC attorney to collect on the rest.

Bill Krause motioned that the Treasurer's report be approved as read. The motion was seconded by Joan Williams. There were none opposed. Motion Carried.

Grounds Report

Brian Andrews reported that a lot of effort has been made this past Spring and that the grounds are benefitting from the effort. He mentioned the following accomplishments:

- 1 – Lewis County PUD is cleaning the ditches out and pruning around all of their wires ahead of their planned transformer upgrades
- 2 – Two work parties have been organized so far this year, the latest occurring on 6/13 and involving 21 volunteers
- 3 – 12 cubic yards of branches were removed from alongside the roads and lake area
- 4 – 2 Disc Golf holes and 2 horseshoe pits were installed near the office
- 5 – A huge amount of branch chipping was done to clear around the small pond and office field
- 6 – Three street lights have been restored to working status
- 7 – Memorial Bench Installations are also planned in the 2nd half of the year

Steve Olson reported that the fish seem to be about gone in the big lake. A discussion was then held regarding whether or not the rules around fishing should be modified. Possible considerations included making fishing open only to children for the first few weeks after stocking and perhaps hosting a derby, or limit fishing to juniors and seniors only. Other ideas included varying the specific date that fish are delivered in an effort to not attract non-members to a predictable timeframe. Another thought was to eliminate the 3 fish limit by make fishing strictly catch and release. No changes were decided on but the Board will continue to look at options before next Spring.

Annual Picnic Announcement

Bill Balcom welcomed all guests to attend the PCC Annual Picnic, which will be held from 1-4pm on July 4th. Hamburgers, hot dogs, snacks and soft drinks will be provided.

Ballot Committee Selection

Bill Balcom asked for audience volunteers to augment the ballot committee with the vote counting. This year's volunteers were Chuck Mitchel and Marilyn Bucsko. The committee excused itself to another room to begin the process of ballot counting / validation.

Year in Review

He complemented Cecile and Sonja for their handling of office issues, sending letters, bookkeeping and working to collect overdue payments. He also thanked Karen and Dan York for helping the community by providing their labor and tractor/chipper during clean-up day. Bill also thanked Shirley Anderson for supplying food to many of PCC various functions at no cost to PCC.

Bill Balcom reviewed the past year's highlights, which included:

1. Big Lake

Fish planting for 2015

Memorial Bench procurement: Six families donated funds to purchase the 6 recently installed benches in memory of loved ones. Memorial brick placements will soon begin.

Big turnout on the community clean-up day last July:

- a. Dan and Karen York assisted in the clean-up by providing their tractor and chipper.
- b. We were able to remove low hanging limbs and brush to open up the lake area.
- c. Many thanks to those that helped and volunteered

A work crew replaced fence posts and installed new cable wire at Lake Holiday.

We ordered and installed a new Message Center bulletin board for the entrance to PCC. The message center is made from recycled plastic, has a shatter proof window, and a lockable hinged door.

Installation of horseshoe pits near the office. Members can check out shoes or bring their own.

Water lines replacement - three streets were selected to have lines replaced - Rainier Place, Tokaloo, and Frying Pan. During the project it was discovered electrical conduit was originally installed. The new lines bring those streets to current code, also added were blow-off standpipes and shut-off valves. Depending on funding availability, water line replacement will continue in the future. The sale of a lot that reverted back to PCC was sold and those funds were immediately put back into the community by adding Tokaloo to the above list.

A 17k Generator was purchased for installation at the office. The intent is to have a gathering place for those members that need shelter during an extended power outage, natural disaster or other emergency. A shelter sign will be purchased in the near future.

PCC and its volunteers continue to partner with Pierce County Emergency Management in developing an emergency plan of action for the community in the event of a catastrophic event or emergency.

Lewis County cleaned out the ditches around driveway culverts and removed tree branches near power lines.

The office building continues to support members by:

- a. Yoga, Art/Crafts, etc.
- b. Expanded Community Watch meetings
- c. Annual Picnic and Annual Membership Meeting hosting

PCC staff continues to explore cost saving measures to keep dues and water rates at current levels.

2015 received approximately \$22K in carryover funds from 2014.

Mowing Contractor contract was renewed and is performing well in maintaining PCC grounds.

Transparency in finances – Finance Committee - see Calvin Porter or call the office if you are interested in joining this committee or to attend the financial review even one time.

Per real estate professionals serving our area, PCC continues to be a sought after community for purchasing vacation property.

Bill Balcom then asked the attendees if there were other amenities that the Board should consider in the future, as funds are available. There were suggestions of a two-car parking area near the Merry-Go-Round, as well as a picnic table and small trash receptacle for that same area.

Break

The meeting was temporarily recessed for Lunch Break at 12:01pm and was estimated to reconvene between 12:45PM and 1:00PM.

<Pot Luck Lunch>

The meeting was reconvened at 12:48PM and called to order by Bill Balcom, President.

Bill then introduced Deputy Bob Nelson of the Lewis County Sheriff's Office, so that he can address the audience and return to his duties as well.

Deputy Nelson introduced himself to the attendees and thanked the Board for his invitation to the meeting. He then summarized the types of non-emergency calls that he typically fields. These were often in the form of neighbor complaints related to noise. Typical calls include barking dogs, dog bites, unrestrained dogs, trespassing, and general noise-related complaints. He informed the audience of the non-emergency phone number for the department (360-740-1105),

which should be used for such reports. He also responds to several hunting or fishing related violation calls and suggested that such reports be placed to the State Patrol (800-283-7805) or to the WSP Dispatch Desk (360-449-7950). The deputy was asked about ATVs on our local roads. He stated that any such vehicle that is lacking proper licensing is subject to a \$124 ticket. Brian Andrews asked the deputy why there were so few patrols in our area. The deputy responded by saying that it boils down to funding and staffing and that they do what they can to cover the challenging geography of Lewis County. Brett let the deputy know that our office is always open to the department and that we have a WIFI network that can be accessed even from the parking lot. Alvie Whitlock provided the password to the deputy. The Board thanked Deputy Nelson and allowed him to continue on his patrol.

Water System Report

1. Our Water here in Paradise Estates is Clean, Safe and Dependable. We start with pure water from a deep well and filter it to remove Iron and Manganese. Then we pump it into two 60,000 gallon tanks for temporary storage. This 120,000 gallon reserve gives us about a ten day supply of water without pumping additional water. In the event of a power outage our on-site generator can power the well house for approximately two weeks in conserve mode. Our goal at the Water Department is to continue to monitor and maintain the high quality of our water and insure it's dependability every time you turn on your tap. If you have any problems with water quality or availability, please contact the Water Department at 360-569-2669 or our cell phone number 360-532-4111, so we can resolve the problem as quickly as possible.

2. According to the Washington State Department of Health, our water system is still in Green status, incompliance with all State and Federal regulations.

3. All water testing for 2014 and the first six months of 2015 have met, or exceeded all State and Federal standards.

4. The water system continues to operate within our budget. For the tenth year in a row, there has been no water rate increase or planned increase. Our new system has been on line since October 2004.

5. Our current Consumer Confidence Report/Water Quality Report was sent out on May 8th. It is also posted on the community board and posted on the PCC web site. Copies are available at the office, and of course we have copies on hand here today if anyone has not seen a copy

6. Water Usage 2013: 4,462,784 gallons.

Water Usage 2014: 4,628,317 gallons.

An increase of 165,527 gallons, primarily due to new construction in PCC.

7. Please see our PCC web site for more information on Conservation, Water Quality, Leak Detection and PCC Water Policies.

8. Maintenance.

- A. Our main system upgrade for this year was the replacing of all old water lines on Rainier Place and adding two blow offs. We also replaced all water lines on Tokaloo and Frying Pan and added blow offs to both lines to help rid these lines of possible stale water. This work has been completed. Whenever we replace old lines there are always a few surprises but overall, the job went smoothly and there was a minimum of service disruption. John Tweet and Morning Star Inc. did another excellent job for our Community.
- B. Our next recommended system upgrade will be replacing all water lines on Mowich and Pyramid Place. This will be done as finances allow and will not result in any rate increases.
- C. We had no broken freeze plug that needed to be replaced this year due to the very mild winter. Three homeowners have suffered from broken pipes this year. These leaks were due to very old pipes and were found quickly, greatly reducing system water loss. Please call me at the office or our cell phone if you discover a leak at your water meter when turning the water on for the first time this season.
- D. We performed a complete cleaning on tower #2 in early May 2015. This included draining, flushing, sanitizing and refilling the tower. This saved PCC about \$2,500 by doing it in house. We have also serviced the Main Generator for well #4, and did repairs and serviced the tractor. In the coming weeks we will complete raising four meter boxes and water meter systems that are under water most of the year. All of this work will be done without contractor assistance to save the community money.
- E. Ben Pacatte has replaced Maria Niesen as System Operator and Maintenance Tech. Maria continues to serve as a volunteer and a vital part of the Water System Team.
- F. Washington State drought: On April 17, the state drought emergency was expanded to 24 river basins, 16 of which are in Western Washington. Nearly half of the state is expected to experience hardships from this year's drought. This is due to the very low snow pack in the mountains that feed our rivers. How will this affect us? We will not have any shortage of water in our supply system. We do not expect any mandatory water restrictions from the State, but we encourage all our members to use water wisely. For a list of water conservation tips please see our web site with 101 tips for saving water.

Have a wonderful summer and enjoy your piece of "Paradise".

Community Watch Report

Paul reiterated the purpose of the Community Watch program and the dates and frequency of the regular meetings (the last Saturday of every EVEN month). He stated that it has been a low crime year, with most incidents occurring on the Pierce County side of the river. The next Community Watch meeting is scheduled for 10:00AM at the PCC Office on Saturday, 6/27/15. Anyone wanting to be on his email list should send a request for same to pnerge@hotmail.com.

Emergency Management

At this time, our two guests (Peggy Lovellford from Pierce County Emergency Management and Laurie Ambergey - PCFD Volunteer) walked the attendees through a tabletop scenario as a way of highlighting the need for resources and information during a time of crisis. The scenario used was that of a building storm, an event that clearly showed the need for even basic tools (flashlights, ladders, community maps, shelter sign, rain gear, water and food rations, etc.

Results of Voting

POSITION	MEMBER	YES	NO	RESULT
Board Position #1	Brett Anderson	66		Elected – Term expires in June 2018
Board Position #3	Joan Williams	58		Elected – Term expires in June 2018
Board Position #5	Julie Caldwell	40		Elected – Term expires in June 2017
Board Position #9	Sonja Maddux	62		Elected – Term expires in June 2018
President	Bill Balcom	81		Elected – Term expires in June 2016
Vice President	Bill Krause	79		Elected – Term expires in June 2016
2016 Budget (attached)		80	2	Approved
Covent #32 (Fireworks Ban)		62	23	Approved
Covent #33 (Noise Restrictions)		69	16	Approved

Good of the Order

Brett asked the attendees to state their preference for the date of next year's Annual Membership Meeting. Personal schedules varied but it was clear that everyone wanted to avoid Graduation parties and Father's Day (6/19/16). It was therefore suggested that the Annual Meeting be held on 6/26/16, which was agreeable to those in attendance. This date will be discussed by the Board but should be used at this time for planning purposes.

With no further topics on the agenda or from the audience, the meeting was adjourned at 2:12pm. The next PCC Board Meeting will be held immediately following this Annual Membership Meeting to elect the remaining officers. The next regular Board meeting is scheduled for 9/13/15 at 1pm – PCC Office.

Respectfully submitted,

Brett Anderson, Secretary _____ Date _____

Attest: Bill Balcom, President _____ Date _____

2016 PROPOSED BUDGET

Forecasted 2016 Income	Approved 2015 Budget	2014 Actual Income
Membership Dues	\$94,000	\$93,575
Water Revenue	\$92,500	\$95,000
Interest Income	\$20	\$15
Total Annual Income	\$186,520	\$188,625

EXPENSES	Total Projected 2016 Cost	Approved 2015 Budget	Total Actual 2014
	\$170,121	\$169,695	\$167,605

Office	2016 Proposed	2015 Approved	2014 Actual
Property Taxes	\$3,000	\$2,200	\$2,700
Phone/Fax/Internet	\$2,700	\$2,500	\$2,646
Utilities (Incl. Street Lts & Well Pumps)	\$6,500	\$5,000	\$6,006
Office Fuel/Supplies/Maint/Postage	\$4,500	\$4,500	\$3,415
Web Hosting	\$360	\$360	\$339
Greentree Software Support	\$2,250	\$2,250	\$2,250
Subtotals	\$19,310	\$16,810	\$17,356

Note: \$500 allocated for new generator propane

Employment	2016 Proposed	2015 Approved	2014 Actual
Water System Manager	\$16,231	\$16,439	\$15,960
Water System Assistant	\$6,102	\$6,180	\$6,000
Maintenance/Snow Removal Contractors	\$27,000	\$27,000	\$0
Office Administrative Clerk	\$13,163	\$12,265	\$12,943
Travel Reimbursements	\$3,500	\$3,500	\$3,376
Training Expenses	\$400	\$400	\$1,257
Treasurer Reimbursements	\$600	\$600	\$600
Secretary Reimbursements	\$600	\$600	\$600
Withholding Taxes	\$6,845	\$6,374	\$6,614
Subtotals	\$49,441	\$48,358	\$47,354

1.7% COLA (per Federal Guideline)

Professional Fees	2016 Proposed	2015 Approved	2014 Actual
Liability & Property Insurance	\$12,000	\$13,750	\$10,548
Accounting Expenses (CPA)	\$3,200	\$3,000	\$3,111
Legal Expenses	\$6,000	\$5,500	\$7,701
Subtotals	\$21,200	\$22,250	\$21,360

General Membership Events	2016 Proposed	2015 Approved	2014 Actual
Lake Stocking (1x per Year)	\$625	\$625	\$594
Community Events	\$350	\$350	\$200
Subtotals	\$975	\$975	\$794

Water System	2016 Proposed	2015 Approved	2014 Actual
Grounds/Maint/Fuel/Supplies/Lab & Repairs	\$15,000	\$17,000	\$12,865
Utility Taxes	\$250	\$250	\$0
Professional Memberships	\$250	\$250	\$0
Permit/licenses (incl. corp. sec. fr.)	\$250	\$250	\$146
Contribution to Reserve Account	\$5,000	\$5,000	\$10,000
Capital Improvement Projects ¹	\$0	\$0	\$0
Misc.	\$400	\$250	\$671
Subtotals	\$21,150	\$23,000	\$23,682

Note: Assumes No Volunteer Mowing

Loans	2016 Proposed	2015 Approved	2014 Actual
Federal Loan	\$37,596	\$37,596	\$37,596
State Loan	\$18,949	\$19,206	\$19,463
Subtotals	\$56,545	\$56,802	\$57,059

¹Capital Projects are Discretionary and vary in amount, based on surplus account balances. Budget therefore does not reflect a predetermined amount for Capital Improvements. This is the actual amount for 2016. Changes every year.

Misc.	2016 Proposed	2015 Approved	2014 Actual
Construction Expenses	\$500	\$500	\$0
Tools/Equipment	\$1,000	\$1,000	\$0
Subtotals	\$1,500	\$1,500	\$0

Totals Talled at Top

Forecasted EOY Surplus (Projected Income minus expenses)	\$16,399	\$18,930	\$17,285
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