

**PARADISE COMMUNITY CLUB, INC.**P.O. BOX 42  
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# PCC Board Meeting Minutes September 10, 2017

The meeting of the Paradise Community Club Board was called to order at 1:01 PM at the PCC Office – 151 Nisqually Way, Ashford, WA - PCC Vice President, Bill Krause presiding.

All guests were asked to sign the guest sign-in sheet. Attendance is reflected below.

**Board Members Attendance:**

|  |  |  |
| --- | --- | --- |
| **Bill Krause**  **(Vice President)** | **Brett Anderson**  **(Secretary)** | **Chuck Mitchell**  **(Treasurer)** |
| **Calvin Porter** | **Steve Olson** |  |

**Staff Attendance:**

|  |  |
| --- | --- |
| **Cecile Roy**  **(Office Clerk)** | **Ben Pacatte**  **(Water Manager)** |

The guests in attendance included: Darlene Krause, Rod Glyzinski, Jessica Ginger, Mark Temple, Paul Nerge, Jacob Durham, Erika Broska, Linda Dorr, and Jerry & Deborah Bosequett.

**OLD BUSINESS**

Bill Krause asked the Board to review the minutes of the May 7, 2017 Board Meeting. After review, Steve Olson motioned that the minutes be accepted as written. The motion was seconded by Calvin Porter and there were none opposed. Motion carried.

**NEW BUSINESS**

**TREASURER’S REPORT**

The Treasurer’s Report was read by Chuck Mitchell, who stated account activity and balances as follows:

**PARADISE COMMUNITY CLUB, INC.**

**MONTHLY TREASURER REPORTS**

**PERIOD ENDING: August 31, 2017**

**Savings Account Balances as of August 31, 2017**

CD – First Citizens $32,680.80

Savings $21,002.19

**Total $53,682.99**

**Checking Balance as of May 31, 2017 $100,378.16**

Deposits for the months of Jun-Aug 2017 +$17,922.97

Expenses for the months of Jun-Aug 2017 - $68,795.38

**Checking balance as of August 31, 2017 $49,505.75**

**Total Financial Assets $103,188.74**

A motion was made by Steve Olson to accept the Treasurer’s Report as read. The motion was seconded by Calvin Porter. None Opposed – Motion carried.

**WATER SYSTEM REPORT –** Ben Pacatte

Ben Pacatte reported that our system status remains in green status and that there are no significant issues within the water department at the present time. He further reported that the water line serving Kautz Place has been successfully upgraded after the old line failed during the Spring. The follow up paving of Kautz is being managed by Bill Balcom, who missed the meeting due to a family emergency. Brett will follow up with him later to get an update as to paving status.

Ben reported that the well house generator was serviced in-house, saving PCC money. He also added a block heater and circulating pump for the cold winter months. Ben also reported that he has 40 meters left in stock and will be installing 15 or so more before the winter weather sets in. He will keep an ample supply for new lot development and emergency repairs.

Bill Krause thanked Ben for his continued diligence in the water department (audience applause).

**OFFICE ISSUES –** Cecile Roy

**1** - Cecile reported that unpaid 2017 dues are now down to $534.00 and all overdue members are making payments.

**2** - Currently one member (except the one under foreclosure proceedings) has a lien in place. This account owes $1,058.85.

**3** - Foreclosures have decreased to a single member’s properties and the total amount owed has dropped a bit to $45,018.12. Brett provided an update that the lending bank will soon take over maintenance and security for this property, which consists of 4 parcels.

Lot 117 – This lot had no bidders at the Sheriff’s Sale, which means that PCC will be granted ownership. We expect the Sheriff’s Deed in 2-3 weeks. We have received 96 votes regarding PCC selling this lot. 93 votes YES, 2 votes No and 1 vote Undecided. Therefore, PCC will sell the lot once we have the deed and pay the required back taxes.

**COMMUNITY WATCH –** Paul Nerge

Paul Nerge reported that the last Community Watch Meeting was held on 8/26/17 and again there were no major incidents reported. He said most of the discussion centered on complaints about dogs. The next Community Watch meeting is scheduled for 10:00 on Saturday, 10/28/17 (at the PCC Office).

**FINANCE COMMITTEE** – Calvin Porter

Calvin reported that the last Finance Committee Meeting was held on 8/16/17 and there were no discrepancies identified in the books. The next Finance Committee Meeting is scheduled for 10am on 10/18/17 at the PCC Office. As always, anyone from the general membership or PCC Board is encouraged to attend.

**COMMUNITY RELATIONS**

**1 - Fire Department Report –** Paul Nerge

Paul reported that there was little activity to report on from the Fire Department again this reporting period. He did say that Paul Copsey, who recently filled the open Fire Commissioner slot, has sold his house and is moving out of the area. Therefore, Chuck Mitchell has accepted the position of Fire Commissioner. A member submitted a written complaint about another member who had an outdoor fire during the burn ban. They were advised to call 911 in such cases, per Chief Olson’s guidance.

**2 - Emergency Management** – Steve Olson  
Steve Olson stated that we have been seeing examples of disasters recently across the nation. From hurricanes, quakes, to floods and forest fires, it is important to remain diligent and prepared for such events. He reminded the audience that this is the time of year to make sure that your Grab-n-Go Buckets are refreshed with properly dated medicine, food, water, batteries, etc. Steve also asked the audience to let us know if there are further community needs in the Emergency Management area. He also would like to hear reports of things any member has done to become better prepared for emergencies.

**GROUNDS / MAINTENANCE REPORT –** Brett Anderson

**1 – Property Issues (Outstanding)**Brett Anderson recapped the status of the 11 properties that received letters related to tall/dangerous grass. Of those properties, all have been mowed with 2 exceptions. Lot #80 is just closing sale and the new owner has been notified that the grass needs to be cut. Lots 277/278 (one owner) still exhibits tall grass. A follow up letter will be sent.

**2 – Property Issues (New)**A member asked about the property on Osborn (Lot 42), which he reported as overgrown and potentially hazardous. Brett agreed to drive to check the property after the meeting and send any appropriate letter. Another member complained that his neighbor has become a continual annoyance. It appears that they have not had utility power for approximately two months and are therefore using a generator. He reported that the generator runs most of the day and often throughout the night. Additionally, the neighbor removed the old fence between their adjoining property over a year ago but has never installed the new fence (in spite of the fact the new fencing material is stacked on the lot). He stated also that the neighbor’s dog, which is often roaming off of their property, comes over to his lot to defecate every morning. The Board agreed that these conditions are unacceptable and Brett will therefore send the owner a letter to have them corrected.

**3 – Water Levels / Diversion Dam**Water levels are still looking low – no action required at this time. Bill Krause let the audience know that we have this as a standing agenda item so that we keep flood control in mind throughout the year.

**4 – Dog Updates**Once again we heard more complaints of ill-behaved dogs, most of which are attributed to short-term tenants. As a reminder, loose or threatening dogs should be reported to the Sheriff. Additionally, dogs barking for more than 30 minutes after 10pm should also be reported.

**5 – Signage (Hunting, PCC vs. Bavarian Boundaries, Speed Limits)**Paul Nerge has not yet had time to work on a Bavarian/PCC directional sign – one that shows that Bavarian Retreat and Paradise Estates are separate neighborhoods. With hunting season fast approaching, the Board discussed a visual reminder that hunting is not allowed within our community. Brett will order a no hunting sign to be mounted at the entrance to Paradise Estates.

**6 – Thank you**Bill Krause recapped the efforts that Rod Glyzinski has expended in helping maintain PCC facilities. He has re-painted the front of the office, replaced rotting trim, assisted with the generator installation, mounted the lake trash cans and oversaw the installation of gutters at the office. The Board joined in the thank you, as did the audience (applause).

**7 – Other Grounds Issues**Cecile Roy reported that water is not flowing well through the culvert at the exit of the small pond. She said that weed growth appears to be choking off the flow. The Board members agreed to look into it to see how best to clear any blockage.

**GOOD OF THE ORDER –** Bill Krause

A member stated that the entrance bulletin board is difficult to read. Some suggestions were made to put fluorescent colored arrows on it when the message changes or to try a wider/darker dry erase marker.

A member suggested that the PCC Board meetings be moved to Saturdays at 10:00am. Brett stated that the meetings were once held on Saturdays but were moved due to a Board Member’s scheduling conflict. The concern with Sundays seemed to be centered on Seahawk games. Brett pointed out that the only meeting scheduled during the balance of the football season does not conflict, as the Seahawks play on Thursday that week. Another item to consider is that some people are more interested in college football (Saturdays) as well. The Board will discuss the issue further.

A member asked when the oil barrel would be dealt with (between the office and shed). Brett stated that he has recently identified a company who would pick it up for $50 but that Cecile reached out to Roger Smith to see if he would pick it up as well. Roger’s wife stated they would pick it up in the near future.

A member asked when we planned to chip the tree/branch debris that has accumulated down by Well House #4. This was to be done at the last clean-up work party but the person with the chipper had to cancel their involvement at the last minute. Rod Glyzinski agreed to contact Ron Larson to get a price to do this work.

A member stated that there is a dead tree behind his lot (on lot 83 – owned by PCC). He is concerned that it will fall on his RV. The Board discussed briefly and asked Rod to add this item to the conversation with Ron Larson.

Steve Olson reported that the Lion’s Club has donated a total of $7400 to the Columbia Crest School, to facilitate the building of a greenhouse (ground breaking scheduled for 9/30/17). He suggested that everyone continue to support the holiday burger sales at the club and that monetary contribution can also be made to:

Mt. Rainier Lions  
PO Box 162  
Ashford, WA 98304

**Adjournment**

With no further issues reported, the meeting was adjourned at 2:27 PM (Motion Chuck Mitchell, Second Steve Olson). The next PCC Board Meeting is scheduled for November 12, 2017,at 1pm in the PCC Office.

Respectfully submitted,

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

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