



**PARADISE COMMUNITY CLUB, INC.**

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**PCC Board Meeting Minutes  
November 12, 2017**

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:**

|                                    |   |                                       |                                       |
|------------------------------------|---|---------------------------------------|---------------------------------------|
| <b>Bill Balcom<br/>(President)</b> | <b>Bill Krause<br/>(Vice President)</b> | <b>Brett Anderson<br/>(Secretary)</b> | <b>Chuck Mitchell<br/>(Treasurer)</b> |
|                                    | <b>Rose Gaines</b>                      | <b>Steve Olson</b>                    |                                       |

**Staff Attendance:**

|                                      |  |
|--------------------------------------|--|
| <b>Cecile Roy<br/>(Office Clerk)</b> | <b>Ben Pacatte<br/>(Water Manager)</b> |
|--------------------------------------|--|

The guests in attendance included: Darlene Krause, Rod Glyzinski, Paul Nerge, Erika Broska, Ben Anderson, Alvie & Sheryl Whitlock, Herb Gaines, Shirley Anderson, Julie Day, and Joyce Mitchell

**ELECTION OF DIRECTOR**

Before beginning our normal agenda, Bill Balcom nominated Rose Gaines to fill an empty Director position. The nomination was accepted by Rose and approved unanimously by the Board. Rose took her seat at the table. She will serve until the next General Membership Meeting, where she will presumably be placed on the ballot that is counted at that meeting.

**OLD BUSINESS**

Bill Balcom asked the Board to review the minutes of the September 10, 2017 Board Meeting. After review, Bill Krause motioned that the minutes be accepted as written. The motion was seconded by Chuck Mitchell 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: October 31, 2017**

|  |   |
|--|---|
| <b>Checking Balance as of August 31, 2017</b>          | <b>\$49,505.75</b>                          |
| Deposits for the months of Sep-Oct 2017                | +\$14,764.48                                |
| Expenses for the months of Sep-Oct 2017                | - \$38,147.07 (includes \$20K loan payment) |
| <b>Checking balance as of October 31, 2017</b>         | <b>\$26,123.16</b>                          |
| <br>   |   |
| <b>Savings Account Balances as of October 31, 2017</b> |   |
| CD – First Citizens                                    | \$32,680.80                                 |
| Savings  | \$21,004.83                                 |
| <b>Total SAVINGS/CDs</b>                               | <b>\$53,685.63</b>                          |
| <br>   |   |
| <b>Total Financial Assets</b>                          | <b>\$79,808.79</b>                          |

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.

Bill Balcom asked Cecile, Ben and the Board to forecast remaining 2017 expenses so as to derive an estimate for funds remaining in Checking at EOY. Ben anticipated a \$2K expense for meter insulation shrouds and new chlorine injectors. Brett anticipated up to \$2K in legal expenses related to the recent activity related to a bank foreclosure on 4 member lots. Cecile provided payroll/withholding amounts as well. The forecasted EOY balance was therefore estimated at \$14K. Bill is trying to determine if PCC will have sufficient funds to upgrade the water lines on Mowich Way. It looks promising currently but is simply too soon to tell for sure.

### 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 does want to buy some spare chlorine injectors as ours have been rebuilt repeatedly and are nearing the end of their useful life. He further stated that the water tower cleaning is not yet necessary and has been delayed until Summer/Fall of 2018.

Ben also reported that he has 24 water meters left in stock and is only installing them as lots are activated in terms of water use. He believes almost all of the lots with regular usage have been provided new meter registers at this point. He will ensure that his supply will accommodate emergency repairs as well.

Bill Balcom reported that Lewis County, despite repeated calls, has not provided any direction regarding the repaving repair along the shoulder of Kautz Place. Due to the inclement weather, this work will likely take place in the form of summer chip sealing.

**Locking Meters** – The issue arose regarding whether a member can request our water department to lock their meter, so as to prevent any water flow via theft or line break. The Board discussed the issue at length and then decided that our established policies are sufficient to address the issue. This means that a member can request that their meter be locked and the water department will do so when they have time to do so. There will not be a Service Level defined for this action. Additionally, when the member requests the meter be unlocked, the water department will unlock the meter as time permits but the action will be performed as time permits and will also incur the standard \$25 Unlock Fee, already in place within the water department. In order to ensure the water department has sufficient locks on hand, Brett Anderson motioned that the water department purchase 12 more locks. The motion was seconded by Chuck Mitchell and there were none opposed. Motion carried.

## **OFFICE ISSUES – Cecile Roy**

### **Accounts in Arrears**

**1** - Cecile reported that unpaid 2017 dues total \$606.60 and all overdue members are paying late fees and making payments. This excludes the 4 lots that are in Bank foreclosure, as the owner has apparently abandoned the property.

**2** – Lot 117 is owned by PCC and we have been issued the deed. The back taxes have been paid and an offer is expected in the coming week.

**3** - Currently one member (except the one under foreclosure proceedings) has a lien in place. This account owes \$1,096. Foreclosures remain limited to a single member's properties and the total amount owed exceeds \$45,000. Brett provided an update that the lending bank will soon publish Notice of Foreclosures in various newspapers for 6 weeks running. This is a sign that the foreclosure process is no longer stalled. In the meantime, the bank is responsible for maintenance and security for this property, which consists of 4 parcels.

## **COMMUNITY WATCH – Paul Nerge**

Paul Nerge reported that the last Community Watch Meeting was held on 10/28/17 and there were no major incidents reported. Since then however an incident occurred where several (> 10) mailboxes have been knocked down (presumably by a vehicle). It appears to be intentional vandalism as the affected mailboxes were in at least 3 separate areas. The Sheriff was called and was later seen patrolling the community. The next Community Watch meeting is scheduled for 10:00 on Saturday, 2/24/18 (at the PCC Office).

## **FINANCE COMMITTEE – Steve Olson**

Steve reported that the last Finance Committee Meeting was held on 10/18/17 and once again, there were no discrepancies identified in the books. The next Finance Committee Meeting is scheduled for 10am on 12/20/17 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/Chuck Mitchell**

Paul and Chuck stated that there was nothing of note to report for this cycle.

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

Steve Olson informed the audience of an old military adage “One is None and Two is One”. This means that, when you stock your emergency supplies, you should always stock a spare for the more critical items.

Example: One Flashlight is no good if it fails to light for any reason. So it is advised that you put two in your kit. That way if one is non-functional, you still have the second one to fall back on.

A member asked when our office facility would be ready in the event of an emergency. Brett stated that it is a simple question with a subjective answer. The facility will be made available when there is a genuine need. Depending upon the nature of the emergency, that could be anywhere from immediately to several days. A common event like an extended power outage would have the facility open if members got cold or could not cook at their residence and requested assistance. Because our community is relatively small, it should be relatively easy to reach a person who can open the facility. Currently, those people include Cecile, Alvie, Ben, Erika, and some Board members.

Another member asked how often we should exercise the generator. After a brief discussion, it was decided that it would be routinely started on Board Meeting days (every 2 months).

## **GROUNDS / MAINTENANCE REPORT – Brett Anderson**

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

The owner of Lot 42 has recently started to clean up his overgrown lot. He had received a letter requiring same. He has also expressed a willingness to sell the property if he receives a suitable offer.

Lot# 245, which had been sent a letter for excessive noise (24 hour generator) and has cleaned up the yard somewhat and stopped using the generator. Their dog is rarely seen any more, which eliminates the previously reported problems associated with it.

### **2 – Property Issues (New)**

A member reported both water and electricity theft approximately located at Lot #368 on Mowich Way. This lot is not used by the owner so Ben Pacatte locked the meter. The electrical cord that was plugged in and ran toward Paradise Drive has now been removed. We will keep an eye on this lot for a repeat incident. If one is observed, law enforcement will be contacted. Cecile will notify the lot owner about the electricity theft. A locked outlet box will be suggested as well.

### **3 – Water Levels / Diversion Dam**

Water levels appear to be in balance – no action required at this time. Bill Balcom made sure that Ben Pacatte knew how to add/remove/store the boards for the dam as well.

### **4 – Dog Updates**

Chuck Mitchell reported that he had seen two dogs roaming freely on Nisqually Place (Black Lab & Bulldog). There were no renters in that area and they looked out of place – but have now disappeared.

### **5 – Signage (PCC vs. Bavarian Boundaries)**

Paul Nerge provided a mock up for a Bavarian/PCC directional boundary sign – one that shows that Bavarian Retreat and Paradise Estates are separate neighborhoods. Brett will order a 12” x 18” reflective sign online, which will be planned for installation on Osborn, near the first road intersection into Bavarian Retreat.

## **6 – Other Grounds Issues**

Because of the continued issue of unmanaged dogs (roaming free, charging others, defecation, barking, etc.), the members also suggested that several signs warning of the potential \$100 fine be installed in the community. Brett will order 4 such signs for subsequent installation.

### **GOOD OF THE ORDER – Bill Balcom**

A member suggested that Emergency Management be given a dedicated line item in future PCC budgets (Board agreed).

Steve Olson announced that the Mt. Rainier Lion's Club in Ashford will hold a Holiday Bazaar, featuring handmade items on: Saturday 12/2 10am-5pm and Sunday 12/3 10am-4pm.

A member stated that most of our non-compliance issues for noise, personal behavior and dogs seems to stem from short-term rental tenants. Brett stated that he has been trying to find the time to create a short list of rules that each landlord/property manager could place on their refrigerator (for example) to make sure that all tenants are aware of the few items that commonly cause the most issues (Pet Behavior, Noise Infractions, and Parking). Julie Day volunteered to send Brett the template she uses for her own properties.

A member wanted to follow up on a letter she had sent to the office to clarify the points that it contained. She stated:

**1**-She wants to see all clear cutting stopped.

Brett explained that, while non-rental commercial use of property is not allowed, most clearing efforts are due to members wishing to develop their property (Cabin/RV Placement). In one case, the member had a large tree land on their house (something we have seen even destroy a cabin). After that, the member cleared most (not all) of the trees from their lots in order to avoid another such incident. He also explained that the Board has discussed this issue with legal counsel, who has estimated the cost of putting real teeth in the in a specific rule regarding tree cutting would require approval from the membership and approximately \$10,000 in legal expenses. The Board could only think of one lot that had been clear cut and then abandoned in the past.

**2**-She wants the rental of properties banned or at least strictly limited.

Brett explained that renting of member properties has been allowed for several decades, making a sudden ban subject to significant legal challenges.

**3**-She wants the lake cleaned of weeds and silt build up.

Bill Balcom explained that we had spent \$1,000 clearing silt from the lake in the past year and that our pursuit of an organic treatment solution for the weeds was found to be forbidden in two states, Washington included. Brett described a simple spring mattress solution that is possible but that it requires a boat and a couple of people for labor in order to get it done in the summer. Bill Balcom stated that the Board does what it can with volunteer help from a few key individuals and will try again this year to complete this task.

**4**-She wants to see the association make sure that the 25' walkway easements along the banks of Big Creek and No Name Creek, as stated in Covenant #19.

A lengthy discussion resulted from this request as:

- a** - several properties are believed to have been developed within this boundary over the past 50+ years and it is not feasible to ask lot owners to relocate their cabins.
- b** – the stated covenant does not clearly specify that BOTH banks of each creek require such an easement. Nor does it state clearly that the easement is to cover the entire length of either creek.

- c – the cost and resources necessary to cut trails through many trees and brush is prohibitive
- d - the creeks have migrated their boundaries since the 1964 inception of Paradise Estates

Nevertheless, the Board agreed to review a list of lot numbers to see what if anything can be done. The list was promised to be provided.

5-She stated that she feels the grass around Lake Holiday should be watered in the summer to mitigate the risk of fire.

Bill Balcom stated that there is no power at the lake to support a pump for sprinklers and asked her who would be charged with moving a sprinkler system around as necessary. There was no apparent answer on this front. This request appeared to be unfeasible and frankly unnecessary.

6-She did not mention the last item in the letter she had submitted but it was a request to allow up to 5 chickens (hens only) per lot, for economic and emergency food supply reasons. Covenant #20 clearly forbids poultry and livestock within Paradise Estates.

**Adjournment**

With no further issues reported, the meeting was adjourned at 2:58 PM (Motion Chuck Mitchell, Second Brett Anderson). The next PCC Board Meeting is scheduled for January 14, 2017 at 1pm, in the PCC Office.

Respectfully submitted,

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

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