



PARADISE COMMUNITY CLUB, INC.

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**PCC Board Meeting Minutes
January 14, 2018**

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 President, Bill Balcom presiding.

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

Board Members Attendance:

Bill Balcom (President)	Bill Krause (Vice President)	Brett Anderson (Secretary)	Chuck Mitchell (Treasurer)
Calvin Porter	Rose Gaines	Steve Olson	

Staff Attendance:

Cecile Roy (Office Clerk)	Ben Pacatte (Water Manager)
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The guests included: Darlene Krause, Rod Glyzinski, Paul Nerge, Ben Anderson, Herb Gaines, Shirley Anderson, Kathy Balcom, Jerry/Deborah Bosequett, Tom/Karen Gilbert, Catherine Schmidt and Joyce Mitchell

OLD BUSINESS

Bill Balcom asked the Board to review the minutes of the November 12, 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: December 31, 2017

Checking Balance as of October 31, 2017	\$26,123.16
Deposits for the months of Nov-Dec 2017	+\$25,485.75
Expenses for the months of Nov-Dec 2017	- \$10,429.16
Checking balance as of December 31, 2017	\$41,179.75
Savings Account Balances as of December 31, 2017	
CD – First Citizens	\$32,680.80
Savings	\$21,006.59
Total SAVINGS/CDs	\$53,687.39
Total Financial Assets	\$94,867.14

A motion was made by Bill Krause 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 green and that the system is function quite well. There are no significant issues within the water department at the present time. Ben did mention that usage in the past few months is up by nearly 25%. He could explain some of the increase due to leaks, but some is attributable to residents leaving their water running slightly to avoid a line freeze. This practice is not recommended and Ben requested that residents investigate and resolve any issues with frozen pipes instead (typically insufficient insulation). The balance of the usage increase appears to be due to an increase in population; more full-time and part-time residents, including the short-term rental of previously seldom used cabins. Brett mentioned that, should the usage remain high, the Board may need to look into adding a pricing tier for heavy water use, thereby encouraging conservation.

The last meter reading showed that 32 more meters read successfully as compared to the prior reading. 150 meters current do not read electronically due to dead batteries. Brett mentioned that he reviewed the skipped meter report with Cecile and they identified 5 to 6 more meters that will need to be replaced (they have usage but must currently be read manually due to failed batteries). Ben also provided Brett with a copy of last year’s Consumer Confidence Report (CCR), so that Brett can upload it to the PCC website. Ben stated that he is targeting May to complete the 2017 CCR, which is due by July. Ben did request approximately \$250 to purchase a spare block heater for the main well generator. He was concerned that with cold weather and several power outages, the generator could again fail to start. This request was approved via motion (Brett Anderson) and Second (Bill Krause), with none opposed.

Locking Meters – Ben showed the attendees a new style of meter lock that he has purchased. These locks are much easier to install and remove and are all keyed alike. He has purchased 6 of them and Brett reminded him that he had previously been approved to buy up to 12.

OFFICE ISSUES – Cecile Roy

Accounts in Arrears

1 - Cecile reported that 5 members had not yet completely paid off their dues for 2017 but that all 5 are making regular payments (which include interest penalties). This excludes the member with 4 lots that remain in Bank foreclosure.

2 – Lot 117 was listed on the MLS and currently has an accepted cash offer of \$11,500 – as is, where is. The property should close by approximately 1/31/18.

3 - Currently there are no properties with a lien in place, other than the 4 lots above in foreclosure.

4 – Brett reported that our insurance broker has renewed our two policies using a different insurance company (West American Insurance Company), as they no longer represent American States Insurance Company. Our coverage is unchanged but our rates moved down a little on the Commercial Package but up 30% on the Business Auto. Brett said that he has a call into the company to clarify a few details and price some potential cost-saving changes for the Board to consider.

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 at that time. There was no December meeting. The only incident he was aware of within our community was a second occurrence of knocking down mailboxes. Bill Balcom asked the audience if they wanted the Board to consider a centralized mailbox structure at the PCC office. The consensus of the audience was that they do not wish to pursue this solution. Brett mentioned that McLendon's sells a very well-built locking mailbox for anyone who may be interested. (After the meeting, Brett spoke to a member who stated that she saw clear evidence of at least one of these being caused by the snow plow.)

A member mentioned that some of the PUD maintained street lights have burned out or are working only intermittently. Bill Balcom asked Steve Olson if he would compile a list of problem lights and get it to the office. Once we have the pole locations for them, the PUD can be contacted to repair them. Steve will compile the list.

The next Community Watch meeting is scheduled for 10:00 on Saturday, 2/24/18 (at the PCC Office).

FINANCE COMMITTEE – Calvin Porter

Calvin reported that the last Finance Committee Meeting was held on 12/19/17 and once again, there were no discrepancies identified in the books. The next Finance Committee Meeting is scheduled for 10am on 2/21/18 at the PCC Office. As always, anyone from the general membership or PCC Board is encouraged to attend.

COMMUNITY RELATIONS

1 - Fire Department Report – Chuck Mitchell

Chuck stated that LCFD #17 replaced the man door at the Paradise Estates station and installed a push-button combination lock mechanism for access. He also stated that Chief Garry Olson is planning to retire sometime in 2018. No other Fire Department issues were reported.

2 - Emergency Management – Steve Olson

Steve Olson recommended that residents invest in alternative heating systems (from portable propane-based units to propane or wood fueled stoves, etc.) in order to better protect themselves during extended winter power outages. Steve also provided a short sample list of bulk emergency food in #10 cans for consideration of purchase. Some of the items had long shelf lives and others were between 5 and 8 years. Bill Balcom will review and compare to other suppliers, then weigh against PCC finances.

Brett stated that the emergency generator/ATS switch will be tested at the conclusion of the meeting.

3 – County Road Paving – Bill Balcom

Bill Balcom informed the audience that different Lewis County personnel have provided varying information with regards to our road paving project. Some have stated that the main roads would be ground up, mixed with concrete and re-paved. Others have stated that all of the roads will only be chip-sealed. Bill Balcom contacted Lewis County Public Works and they stated that they have not yet finalized a specific approach for the roads within Paradise Estates. Bill Balcom will stay in touch with Public Works to make sure that we have enough warning, so that we can complete any water line replacements before an affected road is re-paved. Five roads remain to have their lines upgraded (Mowich, Pyramid, Stevens, Tahoma and Winthrop), and the Board will need to review finances to see which one(s) can be accomplished in 2018. Mowich is the highest priority and Bill Balcom will make sure that we have a current bid for that work. We will look at our finances during the March meeting to determine which road(s) we will pursue once the weather warms up.

4 – Fish Stocking – Steve Olson

Steve Olson floated the idea of stocking Lake Holiday with trout again, but doing so utilizing donated funds. The Board discussed the idea and determined that the issues surrounding fish stocking are not really expense related. The main issue is that the stocked lake brings in a lot of non-members, who fish out most of the fish and leave a mess behind them. After further discussion, the decision was that PCC will not facilitate fish stocking at this time.

GROUNDS / MAINTENANCE REPORT

1 – Property Issues (Outstanding)

A member complained that Lot 245 still has a pile of chain link fencing stacked in the yard. It has been there for approximately 2 years. Steve Olson knows the tenants that live there and will speak with them about completing the fence. Some members also volunteered to help with the project, which may even be added to our Spring Cleanup project.

2 – Property Issues (New)

A member complained about the motorhome that appears to be neglected near the entrance of Paradise Estates. They asked if we could send a letter to the owner to clean it up. Brett will send the requested letter. There was some frustration exhibited over “problem” properties. Our letters generally result in just enough cleanup to be in compliance with our rules and regulations but these properties slide back into the problem category, generally in a matter of months. Brett reminded the Board that a volunteer committee of full-time residents was going to feed regular information to the office for potential Board action. The committee has not yet provided such information and they were again urged to do so. The idea is that 3 (or more) individuals who all view a property as problematic provide much better clinical information to the Board members, many of whom only visit every month or two. The Board will expect this reported information in the near future. Egregious conditions will be dealt with

promptly via electronic discussion. Lower priority issues will be addressed at the next regularly scheduled Board meeting.

3 – Water Levels / Diversion Dam

Cecile mentioned that a property owner adjoining the Nisqually culvert spillway was inquiring if the system was function properly. Water levels appear to be in balance – no action required at this time.

4 – Dog Updates

A member complained of seeing a loose dog on Nisqually Way. Chuck Mitchell was able to identify the dog and says its home is at 115 Nisqually Way. He knows that the owner generally controls the dog well but at times it will dart out the door. Chuck will speak with the owner. No letter will be sent at this time.

A member complained of prolonged dog barking from a small, white “Scotty type dog” that resides in Bavarian Retreat. This dog was further reported to defecate and roam loose at the Lake Holiday. It also caused injury to a pedestrian when they tried to separate it from their leashed dog. The small dog is aggressive toward other dogs but is in no way restrained. Brett will send an email to the Bavarian Retreat president to let him know that we continue to be impacted by this dog.

5 – Signage (PCC vs. Bavarian Boundaries)

Brett circulated a mock up for a Bavarian/PCC directional boundary sign – the one that shows that Bavarian Retreat and Paradise Estates are separate neighborhoods. Brett is finalizing the order online and provided the mock up as a final courtesy. The sign will be ordered in the coming week.

Brett circulated 9 versions of dog clean up signs. He indicated the one that 3 members had already voted to buy and asked for everyone else to review and vote. After review, a sign was chosen. Brett was instructed to order a quantity of (5) signs of that design.

GOOD OF THE ORDER – Bill Balcom

A new member, who just purchased an unimproved lot on Paradise Drive came to the meeting to report his intention to build a retirement home. He stated that he is working with a surveyor to mark his property lines, which he claims are being encroached upon by the neighboring residence. He asked the Board if we could offer any assistance with a potential boundary dispute. Brett stated that our HOA requires a 5-foot easement for potential future drainage or utilities and asked the Board if we should send the attendee a letter that states that requirement. After some discussion, a motion was made by Bill Krause to send such a letter. The motion was seconded by Chuck Mitchell and there were none opposed. Brett will draft the letter for review.

Adjournment

With no further issues reported, the meeting was adjourned at 2:53 PM (Motion Steve Olson, Second Brett Anderson). The next PCC Board Meeting is scheduled for March 11, 2018 at 1pm, in the PCC Office.

Respectfully submitted,

Brett Anderson, Secretary _____ Date _____

Attest: Bill Balcom, President _____ Date _____