



**PARADISE COMMUNITY CLUB, INC.**

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**PCC Board Meeting Minutes  
May 20, 2018**

The meeting of the Paradise Community Club Board was called to order at 1:00 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>Chuck Mitchell (Treasurer)</b>
<b>Calvin Porter</b>	<b>Rose Gaines</b>	<b>Steve Olson</b>	<b>Joan Williams</b>

**Staff Attendance:**

<b>Cecile Roy (Office Clerk)</b>	<b>Ben Pacatte (Water Manager)</b>
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The guests included Darlene Krause, Erica Broska, Rod Glyzinski, Herb Gaines, Kathy Balcom, Joyce Mitchell, Dennis & Julie Day, and Lisa Leach.

**OLD BUSINESS**

Bill Balcom asked the Board to review the minutes of the March 11, 2018 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. Chuck stated account activity and balances as follows:

**PARADISE COMMUNITY CLUB, INC.**  
**MONTHLY TREASURER REPORTS**  
**PERIOD ENDING: April 30, 2018**

<b>Checking Balance as of February 28, 2018</b>	<b>\$114,347.93</b>
Deposits for the months of Mar-Apr 2018	+\$25,847.64
Expenses for the months of Mar-Apr 2018	- \$13,342.92
<b>Checking balance as of April 30, 2018</b>	<b>\$126,852.65</b>
<b>Savings Account Balances as of April 30, 2018</b>	
CD – First Citizens	\$31,987.21
Savings	\$20,860.03
<b>Total SAVINGS/CDs</b>	<b>\$52,847.24</b>
<b>Total Financial Assets</b>	<b>\$179,699.89</b>

A motion was made by Bill Krause to accept the Treasurer’s Report as read. The motion was seconded by Joan Williams. None Opposed – Motion carried.

**WATER SYSTEM REPORT – Ben Pacatte**

**1** - Ben Pacatte reported that our system status remains green. He stated that he has replaced an additional 14 meters since the last meeting. He further reported that the Department of Health report has been submitted and that the 2017 Consumer Confidence Report (CCR) has been published. He provided a copy to Brett to publish on the PCC website. Brett reported that the replacement heater he planned to order has been discontinued and he is currently having a difficult time finding a compatible replacement. He will continue to pursue this in the coming weeks.

**2** - Ben said that he has been too busy looking into leaks that have been caused by lot owners. He requests that members contact the water department before they dig on their property to make sure that meters and water lines are not endangered.

**3** – Ben reported that the Mowich water line upgrade project, approved by the Board after the last Board Meeting, was completed on 5/14/18 and that there were no significant issues encountered.

**4** - Ben reported that he and Alvie would be in a previously scheduled Water Operator class, to satisfy certifications and CEUs, from May 30<sup>th</sup> through June 1<sup>st</sup>. The class will be held in Shelton and they will not be lodging there, but instead will return to Paradise Estates each evening.

## **OFFICE ISSUES – Cecile Roy**

### **Accounts in Arrears**

**1** – Per Cecile, 8 members are currently behind on their water payments (compared to 13 in March). One member responded to our attorney Demand Letter and has promised to start payments by June 7<sup>th</sup>.

**2** - Cecile reported that the number of members that are still making 2018 dues has dropped from 41 to 18 as of this meeting.

**3** - Currently there are no properties with a lien in place, other than the long-standing 4 lots under one owner on Nisqually Way.

**4** – Brett reported that he will continue to work on obtaining a competitive quote for our insurance policies. The proposal will be brought back to the Board for review.

**5** – Record Retention – Cecile and Chuck have gone through approximately 1/3 of our files and destroyed those that are outdated and of no use to PCC. They will continue with this work as time allows. Any potentially useful files are being retained. Additionally, Cecile reported that the family of the late John Weidenhof had found a fair number of files related to PCC that date back into the 1960s. Brett will work with Cecile to review and file the records as appropriate.

## **COMMUNITY WATCH – Steve Olson**

Steve stated that at the 4/28 meeting, there were reports of a suspicious vehicle (2000 or so Purple Car driven by a woman in her 30s) driving very slowly through the community. Members should be on the lookout for this vehicle. He also stated that he called in two more non-functioning street lights to the PUD. Rod Glynsinski stated that they have already been repaired as of the meeting date. The next Community Watch meeting is scheduled for Saturday, 6/23/18 at 10am, in the PCC office. This meeting is one week earlier than normal to avoid losing attendees due to travel around the Independence Day holiday.

## **FINANCE COMMITTEE – Calvin Porter**

Calvin reported that the last Finance Committee Meeting was held on 4/18/18 and once again, there were no discrepancies identified in the books. The next Finance Committee Meeting is scheduled for 10am on 6/20/18 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 Mitchell reported that the department has been having significant repairs performed on their equipment. He also stated that the newly selected Fire Chief will be at a 6/20/18 meeting at the Paradise Estates fire station, which will provide an opportunity to meet him. He will be replacing Garry Olson in August. Chuck also relayed that the department received a \$1222 grant, which was used to purchase a 12-lead AED (defibrillator) unit. Chuck also mentioned that Mike Leach (new PCC member) has replaced Paul Nerge's vacated Fire Commissioner seat.

A member voiced frustration over lot owners who are burning in irresponsible ways. Generally, the issue is an unattended fire but in at least one case, the issue is the burning of plastic, garbage and other inappropriate materials. He stated that calls to the Ashford Fire Department go to voice mail and are not returned. Brett suggested that fires like those described be called in via 911. Chuck Mitchell agreed to take the issue to the chief at the next Fire Commissioners' meeting. In the meantime, it was suggested that any such fire concerns should be reported via 911. No other Fire Department issues were reported.

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

Steve Olson reported that the January generator test was again executed successfully after the last Board Meeting. He then relayed to the audience the benefits of wearing layered clothing, as it provides an easy way to regulate body temperature during emergency events.

## **3 - Road Paving** – Bill Balcom

Bill reported that the County road paving is still scheduled for late June of this year.

## **4 - Annual Meeting Preparation** – Bill Balcom

Bill stated that Kathy Balcom and Darlene Krause are volunteering to manage the food for lunch. Chuck will request attendance by the Fire Department and Brett will work to secure a Deputy Sheriff.

## **5 - Rental Rules** (Review of Draft) – Brett Anderson

In response to the increased number of rentals, Brett shared a draft of the key community rules for those tenants to follow. The idea is meant to address the fact that over 80% of complaints we hear are related to only 6 issues (Noise, Dogs, Parking, Lake Use, Speed Limit and Fires). After some discussion, Bill Balcom shared another version of such rules that he got while vacationing. Calvin Porter suggested that the documents be reviewed and edited but also changed so that they apply to all members, guests and tenants. Brett will route an updated version to the Board and then the resulting document to the Annual Meeting. The hope is to provide members with a Quick Reference Sheet (possibly laminated) that would be much easier to refer to than our entire Membership Handbook. It is important to note that the entire handbook will still be issued to new members to ensure they are fully aware of our Covenants, Rules & Regulations. Brett will get more full versions printed, along with an issuance signature sheet. He will also request more parking hangers be printed as our stock is very low.

## **GROUPS / MAINTENANCE REPORT**

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

A few properties were discussed that have either not complied with cleanup requests or have fallen back into disrepair. The attendees discussed the need to follow through with fines for these properties. Brett felt that the person authoring the letters should be a full-time resident. With that Chuck Mitchell nominated Julie Caldwell to fill the open Board position. (She had recently expressed interest in re-joining the Board). The motion was seconded by Rose Gaines and there were none opposed.

### **2 – Property Issues (New)**

Cecile reported that there have been 9 properties sold or in process of selling so far this year. During the fence work at a lot on Nisqually Way, the volunteers noticed a foul odor coming from the property. They

also observed that an outdoor shed was very full of what appeared to be bags of garbage. A member volunteered to contact the Department of Health to see what can be done (fear of rodents, etc.).

**3 – Diversion Dam / Water Levels – Bill Balcom**

No issues on this front.

**4 – Dog Updates**

A lot on Mt. View received a complaint about bright lights at night, offensive flags/banners and a loose dog wandering. Julie will write the corresponding letter. Another dog near the west end of Osborne has again been running loose. Julie will author a letter that includes a \$100 fine.

**5 – Signage Update**

Calvin reported that the dog litter signs are now installed but that the Paradise Estates/Bavarian directional sign has not yet been placed. Brett and Calvin will drive the area after the meeting to determine an appropriate location for the sign. Calvin also installed more doggie poo bag holders but has two more to mount yet. Brett mentioned the idea of a memorial sign at the small pond, in honor of Paul Nerge. He will draft some wording and circulate it for review.

**6 – Spring Cleanup Recap – Bill Balcom**

Bill thanked everyone who participated in this year’s Spring Cleanup and offered special thanks to Herb Gaines and Jerry & Deborah Bosequett. Bill also stated that he had recently received feedback from a member who was upset at not being acknowledged in a similar way in the past. Bill stated that his thanks in a newsletter or Board Meeting are meant for everyone who helps and that any reference to specific people are only meant to serve as examples.

**7 – Potentially Dangerous Tree – Bill Balcom**

Bill looked at the tree and is waiting to hear from the closest property owner.

**GOOD OF THE ORDER – Bill Balcom**

A member asked if we could install speed bumps. Brett stated that the County will not allow this as it is a County road. It was also mentioned that it impedes the snow plows.

**Adjournment**

With no further issues reported, the meeting was adjourned at 2:50 PM (Motion Chuck Mitchell, Second Brett Anderson). The next meeting will be the Annual Membership Meeting, which will be held on June 16, 2018 at 10am at the PCC office. The next regular PCC Board Meeting is scheduled for September 9, 2018 at 1pm, in the PCC Office.

Respectfully submitted,

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

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