



PARADISE COMMUNITY CLUB, INC.

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**PCC Board Meeting Minutes
September 9, 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	Joan Williams	

Staff Attendance:

Cecile Roy (Office Clerk)	Ben Pacatte (Water Manager)
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The guests included Darlene Krause, Rod Glyzinski, Herb Gaines, Kathy Balcom, Joyce Mitchell, Shirley Anderson and Robert White.

OLD BUSINESS

Bill Balcom asked the Board to review the minutes of the May 20, 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

Checking Balance as of May 31, 2018	\$81,592.75
Deposits for the months of Jun-Aug 2018	+\$19,453.50
Expenses for the months of Jun-Aug 2018	- \$46,227.88
Checking balance as of August 31, 2018	\$54,818.37

Savings Account Balances as of August 31, 2018

CD – First Citizens	\$31,987.21
Savings	\$20,862.66
Total SAVINGS/CDs	\$52,849.87

Total Financial Assets **\$107,668.24**

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

1 - Ben Pacatte reported that our system status remains green. He stated that he plans to replace an additional 6 meters on 9/10/18, as these lots are showing development activity.

2 - Ben stated that one property owner had added fill to his lot, which buried the water meter to a depth of 36”. He plans to do the required digging to make the meter more accessible in the coming days.

3 – Ben reminded the audience that one of the water towers is scheduled for cleaning. Bill Balcom, Alvie Whitlock and Ben Pacatte are scheduled to perform this work on 9/29, saving PCC the cost of outsourcing the work.

4 - Ben reported that the recent road work has buried most of the shut off valves along the side of the road. He is digging them clear as he has time and purchased \$70 worth of paint to re-mark them once cleared.

5 – Ben also reported that water usage is up. He believes that the increase in short-term rentals, coupled with an extended period of little to no rain has placed higher demand on the system. He stated that the well water level draw down was 10 feet during the summer. Ben also stated that Well #4 (our primary

well) is working hard to keep up at times. He believes that we may need to bring Well #2 back online next summer, if the situation doesn't improve. These statements resulted in a renewal of the discussion related to revising our water billing parameters to better incent conservation. Bill Balcom agreed to check with State authorities to make sure a regulatory approval isn't required to adjust the billing by adding a 3rd rate tier that would charge more per ft³ once usage exceeds a yet to be determined number.

6 – Ben also requested that Brett add a reminder to turn off water when leaving your property. This is especially critical in the winter months, where lines can be broken due to ice build-up.

7 – Bill Balcom also mentioned, with Ben's help, that Bavarian Retreat is experiencing some significant water supply issues. He stated that they are a separate entity from PCC but that it is at least somewhat possible that they, or perhaps the Dept. of Health, will approach PCC to explore connecting to our system in order to ensure a safe and adequate supply of water. Brett mentioned that any such endeavor would require careful study and significant regulatory approvals. The discussion centered on wanting to be good neighbors but galvanized around unwillingness to negatively impact PCC members due to an issue in a neighboring community. No action items were assigned. At this point, the issue is solely a matter for the members of Bavarian Retreat.

8 – Bill Balcom mentioned that Ben has historically needed to spend his own funds to purchase parts and such for the water system. While he is always reimbursed, this practice can at times become a burden, especially for more expensive items. Bill proffered the idea of obtaining a PCC debit or credit card for his use. A discussion ensued regarding the feasibility of the idea, as well as any other individuals who may need to have one. The consensus was that one should be issued for the Treasurer (Chuck Mitchell) and the other to the Water Manager (Ben Pacatte). While Brett has historically purchased most of the office supplies to take advantage of his Amazon Prime account's free shipping, he does not want a card issued in his name. He stated that Chuck would be able to order items online or purchase while in Puyallup.

OFFICE ISSUES – Cecile Roy

Accounts in Arrears

1 – Per Cecile, outside of the one long-term foreclosure property, a total of \$1934.72 is owed on late water billings.

2 - Cecile reported that the number of members that are still making 2018 dues has dropped from 18 to 4 as of this meeting. They are all making payments and owe a total of \$1,156.31.

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 the competitive quote he received for our Crime Policy was more expensive than what we are currently paying, so no action was taken. He will continue to work on obtaining a competitive quote for our liability insurance policies. The proposal will be brought back to the Board for review later in the year. The policies are scheduled to renew on 1/15/19.

5 – Costco Printing Change – Brett reported that he received a letter from Costco stating that they will close their Fife, WA Print & Copy center in November of this year. This is where PCC printing (envelopes, handbooks, etc.) has been performed for the last several years. Costco is still in the printing

business but all submissions will need to be made online. They are offering a \$50 first order discount if we spend \$250. Because our orders are generally much less than that threshold, the discount will likely not apply. Brett will investigate further to see if the service is still feasible.

6 – Bill Balcom stated that we may be able to save money by using red diesel (exempt from road taxes) for our generator and tractor. A brief discussion concluded that there may be marginal benefit as our usage (per Ben) would likely result in less than \$50 savings per year.

COMMUNITY WATCH – Steve Olson

Steve was absent for this meeting so Chuck Mitchell provided the report. He stated that there was a report of a lock being broken on Lot 151 but it appeared that nothing was taken. A member also reported that someone was doing donuts in their car at 0130 Am one night – up by the entrance. Lot 140 reported that their trash can was stolen a few days prior to the meeting. The next Community Watch meeting is scheduled for Saturday, 10/27/18 at 10am, in the PCC office.

FINANCE COMMITTEE – Calvin Porter

Calvin reported that the last Finance Committee Meeting was held on 8/15/18 and once again, there were no discrepancies identified in the books. The next Finance Committee Meeting is scheduled for 10am on 10/17/18 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 there has been ample confusion about the level of the burn ban that is in place. Conflicting information between PCFD23, SW Clean Air and Lewis County is making it very difficult to interpret what to do. Apparently, several campfires were in play recently and the fire department responded to put one out but then failed to respond to other similar calls. Chuck was asked to do what he can to see that Matt Medford (PCFD23 Fire Chief) gets this clarified for the benefit of everyone. In the meantime, there is a TOTAL burn ban – only propane BBQs are allowed. We are to call 911 if we see any other type of fire. Brett agreed to look into signage that makes it very clear that campfires are not allowed (to be used when that is the case).

2 - Emergency Management – Chuck Mitchell

Chuck reported that Steve Olson successfully tested the building generator on 9/7 and that it functioned properly. Brett reported that he had expected a proposal for maintenance on the building generator before the meeting. He will forward the proposal to the Board when he receives it.

3 - Paving of Roads – Bill Balcom

Bill reported that, despite all of his efforts to have new pavement installed for our roads, what we have is what we're going to get. He expressed dismay at Lewis County staff, which promised one thing and delivered another. He believes that the County will treat the roads with oil before winter and again in the spring, presumably before they re-stripe.

4 – Short-Term Rental Rumors – Bill Balcom

Bill reported that rumors have been rapidly circulating around our community that the PCC Board was working in a “hush-hush” manner “behind the scenes” to implement policies that ban short term rentals by June, 2019. Bill made it very clear that there have been no such discussions and that there are no plans whatsoever to consider, let alone implement such a ban.

5 – Annual Picnic – Bill Balcom

Bill also stated that the Annual Picnic on 9/1 saw approximately 50 people gather for lunch and conversation, the largest crowd to date!

GROUNDS / MAINTENANCE REPORT

1 – Property Issues (Outstanding) - Cecile Roy

Cecile reported that Lots 133/134 have recently evicted their tenant and that they have already disposed of 2 large dumpsters worth of junk. They have a 3rd one there now. It seems that this property is finally going to get cleaned up! No other follow-up items were assigned regarding property issues. Most everyone has rectified their deficiencies or is actively working on them.

2 – Property Issues (New) – Cecile Roy

No new property issues were reported.

3 – Diversion Dam / Water Levels – Bill Balcom

Bill reported that, while water levels are fine, a neighboring property has reported that the diversion dam is allowing higher water levels to travel around it, eroding his bank somewhat in the process. Bill said that he would investigate the condition after the meeting.

4 – Dog Updates

The focus of the dog issues at this meeting centered on the realistic approach to policing dogs and their owners for relatively minor infractions. Without a police force employed by our community, we simply don't have the resources to address every dog-related incident, most of which have no corroborating witnesses. Because of that the Board agreed that they will focus their attention on habitual offenders and major incidents. Brett summarized it by saying that dogs are ALWAYS the responsibility of the owner, but if a dog momentarily slips away until the owner can recapture it, it is not an offense that will necessarily warrant an HOA fine. If a dog's owner removes the leash from his animal and relies on voice control, it is not feasible to react to each such incident. But the minute that leash comes off, the owner is taking full responsibility for any incident caused by his dog. But members are always welcome to call the Sheriff's department for roaming, threatening, prolonged barking, etc. Repetitive issues by an owner's dog will still result in warnings/fines.

5 – Tall Grass Status

One property was reported as having tall grass remaining but the owner has asked the office for a referral to someone who might be able to cut it. Cecile will provide the referral. No other action required at this time.

6 – Potentially Dangerous Tree/Rocks in Big Creek – Bill Balcom

Two members contacted the office as they were concerned that a pile of loose rocks could cause a change in Big Creek hydrology and result in a negative impact to their properties. They are concerned that a back eddy may form and that it could undermine a tree with an already compromised root base, causing the tree to fall across the creek and onto one of their homes. They are also concerned that the change in water flow could eat away at the bank on their side of the creek. They had already met with Scott Brummer (Washington State Dept. of Fish & Wildlife) and he met them to look at the creek. He indicated that the rocks should not have been dumped and that he would contact the property owner (where they were dumped). Then a discussion ensued regarding who owned the property on which the potentially dangerous tree stood. Brett agreed to look into the matter with the County, State and Attorney if necessary.

7 – Potentially Dangerous Tree #2 – Cecile Roy

Cecile shared an email from a property owner on Paradise Drive (lot #379) who is concerned that a tall, apparently dead tree on the neighboring lot (lot# 371) may fall and damage her property or its structures. After some discussion, Cecile will contact the owner of the lot with the dead tree. At this stage, this appears to be a private matter between two neighboring properties.

8 – Destruction of Property – Cecile Roy

Cecile reported that someone removed burn ban signs near the entrance and threw them in the bushes. They were retrieved and re-posted. This is destructive behavior that can endanger our community. Anyone caught performing such an act will face destruction of property consequences.

GOOD OF THE ORDER – Bill Balcom

None.

Adjournment

With no further issues reported, the meeting was adjourned at 3:24 PM (Motion Chuck Mitchell, Second Calvin Porter). The next regular PCC Board Meeting is scheduled for November 11, 2018 at 1pm, in the PCC Office.

Respectfully submitted,

Brett Anderson, Secretary _____ Date_____

Attest: Bill Balcom, President _____ Date_____