



**PARADISE COMMUNITY CLUB, INC.**

P.O. BOX 42  
ASHFORD, WA 98304  
(360) 569-2669  
[Pcc007@centurytel.net](mailto:Pcc007@centurytel.net)  
<http://www.paradiseccl.org>

**PCC Board Meeting Minutes  
November 11, 2018**

The meeting of the Paradise Community Club Board was called to order at 1:07 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>Brett Anderson (Secretary)</b>	<b>Chuck Mitchell (Treasurer)</b>
<b>Calvin Porter</b>	<b>Rose Gaines</b>	<b>Joan Williams</b>	<b>Steve Olson</b>

**Staff Attendance:**

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

The guests included Rod Glyzinski, Herb Gaines, Kathy Balcom, Joyce Mitchell, Shirley Anderson, Sandy Nagle, Dalyn Simmons, Ben Anderson, Erika Broska, Dennis Day, Byron Baydo and Nancy Baydo.

**OLD BUSINESS**

Bill Balcom asked the Board to review the minutes of the September 9, 2018 Board Meeting. After review, Joan Williams 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: October 31, 2018**

<b>Checking Balance as of August 31, 2018</b>	<b>\$54,818.37</b>
Deposits for the months of Sep-Oct 2018	+\$16,003.44
Expenses for the months of Sep-Oct 2018	- \$16,168.84
<b>Checking balance as of October 31, 2018</b>	<b>\$54,652.97</b>

**Savings Account Balances as of October 31, 2018**

CD – First Citizens	\$31,990.09
Savings	\$20,864.40
<b>Total SAVINGS/CDs</b>	<b>\$52,854.49</b>

**Total Financial Assets** **\$107,507.46**

A motion was made by Calvin Porter 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 reported continued development in the community and said he would soon be installing 4-5 more new meters in the coming days.

**2** – Ben said that he is seeing higher demand placed on the water system. This increase is attributable to 4 leaks during the last 60 days and increased consumption from a greater number of short-term rental properties. This increased demand is increasing electrical costs and causing increased wear and tear on Well House #4. He discussed the work necessary to bring Well House #2 back online in compliant with regulations. He is planning to perform that work with Bill Balcom in the coming weeks.

**3** – Bill Balcom informed the audience of the current study underway to review our long-stable water rates. A committee has been formed to look into the long-term The Rate Committee will look at the base water rate values, as well as the feasibility of adding a 3<sup>rd</sup> tier to establish a higher rate to encourage conservation. They will also assess the need for capital expenditures (for pumps, pressure valves, chlorine injectors and other critical repairs). Brett also added the fact that our reserve fund is about \$9K below the previously defined minimum target level and should be shored up early in the New Year.

4 – Ben mentioned that he has seen some modest deterioration on the inside surface of the water towers. He will begin looking into a safe sealer that could be added in the future.

5 – Bill Balcom also mentioned that he is hoping to get a water system Asset Management program installed on our PC, so that we can document all water system assets in one electronic location. This program also assigns life cycle parameters to each of the durable components. This will aid with budgeting for these more substantial items in a proactive manner, keeping the information in front of us.

6 – Bill informed the audience that the Bavarian Retreat community is experiencing significant challenges with its water system. These challenges may result in them approaching Paradise Estates about connecting to our water system, rather than drilling their own well(s). Bill stated clearly that there is no such request on the table at this time and Bavarian is weighing their options with the regulators.

### **OFFICE ISSUES – Cecile Roy**

Bill Balcom first issued gift cards to Cecile Roy and Ben Pacatte for all of their help keeping our organization running smoothly. (Applause)

### **Accounts in Arrears**

1 – Cecile stated that, outside of the one long-term foreclosure property, the amount owed for water is well under \$1,000 at this time. The foreclosure property is reported to have an accepted offer and we are just waiting for the final paperwork to move the transaction into escrow.

2 - Cecile also reported that that 4 members are still making 2018 dues payments and 3 of the 4 have balances that are dropping enough to where they should be paid off by EOY.

3 – Cecile reported that there are no properties with a lien in place, other than the long-standing 4 lots under one owner on Nisqually Way; we do have one lot that may soon qualify however.

4 – Brett reported that the competitive quote for our liability insurance policies came in but was not financially attractive. PCC will pay the least amount by simply renewing the policies that we currently have in place (largest renewal is scheduled for 1/15/19).

### **COMMUNITY WATCH – Steve Olson & Chuck Mitchell**

Steve stated that Echo Valley has been getting hit hard (7 recent burglaries). Brett mentioned that the meeting discussed the fact that our roads are now designated as approved for “Wheeled ATVs”, per recent Lewis County signage. There is concern that this ability may too easily be abused – time will tell. There was nothing else of significance to report from the 10/27/18 meeting, but that he had successfully tested the generator again. Brett stated that the generator maintenance is in the process of being scheduled as well. The next Community Watch meeting is scheduled for Saturday, 2/23/19 at 10am, in the PCC office. Chuck Mitchell mentioned that a separate Community Watch meeting is being scheduled at the PCFD #23 building in Ashford. The time is set as Noon to 3pm but the date was not known. Dennis Day agreed

to communicate the date, once known. Bill Balcom asked if we needed to add more signage to dissuade people from parking in front of the Paradise Estates fire station. Brett asked if we knew there was a problem as he hates to add signs unless absolutely necessary. Chuck Mitchell stated that he would check with Phil Farcy to get his opinion.

#### **FINANCE COMMITTEE – Calvin Porter**

Calvin reported that the last Finance Committee Meeting was held on 10/17/18 and once again, there were no discrepancies identified in the books. The next Finance Committee Meeting is scheduled for 10am on 12/19/18 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 there was nothing to report during this period.

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

Steve Olson reported that he once again successfully tested the building generator. Brett reported that the Board has approved the maintenance effort for the generator but that he is awaiting a date for the maintenance to occur. It is expected to occur soon.

**3 – New Year’s Eve Party** - Bill Balcom reported that a member had suggested that we host a New Year’s Eve party at the office. After discussion, it was determined that the event was approved and would be scheduled for 1pm to 5pm on 12/31. No alcohol will be permitted. There will be board games, snacks and the event will be in Pot Luck format. Brett will announce the event in the upcoming newsletter.

#### **GROUNDS / MAINTENANCE REPORT**

##### **1 – Property Issues (Outstanding) - Cecile Roy**

Cecile reported that the dogs have been removed from Lot #245 but there was conflicting information as to whether or not the cats were also removed. This property received further complaints however as there are items strewn across on it, primarily on the porch. Food, furniture, household goods and trash have simply not been cleaned up as required in our letter from June. The Board authorized an immediate fine of \$100 and that a letter be sent that states weekly fines as the consequences of not cleaning up.

##### **2 – Property Issues (New) – Cecile Roy**

A complaint was received regarding scrap metal strewn across Lot #201. Brett agreed to look at the lot and contact the lot owner. Another complaint was heard regarding Lot #157 (2 motor homes and a storage trailer). Brett will drive by to see what type of letter should be written.

A question arose regarding whether a truck associated with Lot #71 or 72 is parking on our entry greenbelt or if the land is actually a part of one of those lots. Research will be required if this continues.

No other follow-up items were assigned regarding property issues. Most everyone has rectified their deficiencies or is actively working on them.

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

The diversion dam and pond levels were reported as fine.

**4 – Dog Updates**

Nothing reported.

**5 – Fires/Campfire Sign(s) – Brett Anderson**

Brett reported that he the Board has approved a format and he just needs to place the order.

**GOOD OF THE ORDER – Bill Balcom**

Steve Olson announced that the Lion’s Club would be hosting crafts, gifts and food on Saturday (10-5) and Sunday (10-3). Vendor tables are still available for \$25 each.

**Adjournment**

With no further issues reported, the meeting was adjourned at 2:41 PM (Motion Rose Gaines, Second Chuck Mitchell). The next regular PCC Board Meeting is scheduled for January 13, 2019 at 1pm, in the PCC Office.

Respectfully submitted,

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

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