



PARADISE COMMUNITY CLUB, INC.

An equal opportunity employer and provider for special needs

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General Membership Meeting Minutes - June 16, 2018

Out of respect for their time, Bill Balcom allowed our two guest speakers to address the audience before calling the meeting to order.

Lewis County Sheriff - Deputy Justin Kangas

Deputy Kangas, a former canine officer, stated that dogs are the best deterrent against house crimes. He also stated that they are a huge asset but are an equally huge (potential) liability, and that they require close management at all times. Additionally, prolonged barking (30-minutes or more between 9pm and 7am) is a violation of Lewis County Code. During daytime hours the Sheriff's office will respond if you are disturbed in your home by prolonged barking/howling without provocation. The deputy suggested that you record the sound if possible before calling the non-emergency number.

Deputy Kangas stated that he is a big fan of security cameras (trail or WIFI) as they can provide him with a visual identification that can easily lead to an arrest. He advocates trail cameras due to their mobility but acknowledged the fact that many have on-board storage that can be susceptible to theft. He did say that some trail cameras are now capable of sending a text message/image when they take a picture. He further suggested a tactic of placing the camera in a bird house and cover the lens while working in the yard, then uncovering it when finished. This also serves to disguise the camera. He also advocated interior cameras as well.

The deputy stated that they have had 39 calls for service (2 for burglary) for our area YTD. He reminded us to keep valuables out of site and to keep doors locked on both buildings and vehicles. He also mentioned that Speed Limit signs are governed by Public Works and that they are very restrictive as to the quantity and placement of same.

A member asked if we could place Children at Play signs at our own expense. Brett responded that the County has already stated that no signs of any kind may be placed in the County Right Of Way. She asked about the sandwich board style with a flag (not buried in the ground) and the deputy did not see an issue with those.

The same member described a situation where her dog got way from her and ran to her

neighbor's property. The neighbor then stated that the dog was barking and/or threatening him. She asked if this was still a violation. The deputy replied that, while seemingly minor in nature, it is a violation whenever a dog is not restrained when off of its owner's property.

The same member than described how a neighbor she is in dispute with has a security camera whose view appears to encompass a portion of her property. The deputy stated that it is reasonable to place cameras along property lines and generally understandable when the view has some overlap with a neighboring property. But he stated that only a court can determine what is or is not reasonable in this regard. The Sheriff's Non-Emergency # is 360-740-1105.

Fire Department Update – Chief Garry Olson and incoming replacement Matt Medford Chief Olson announced that he is scheduled to retire on 7/31/18 and will be handing the reins to Matt Medford. He said that the department is averaging 300 calls a year and is hurting for volunteers, especially on the Paradise Estates side of the river. He stated that they are looking for a volunteer to drive their fire truck and that there is no longer a requirement that drivers be EMT certified. Anyone interested should know that an 8-hour driving class and all day lecture class are required.

The chief also mentioned that there is no ALS (Advanced Life Support) support on our side of the bridge. He said that there are too many calls for the nearby cities' staffing to support us. Because of this, he recommends local residents purchase helicopter insurance for \$80 per year. He also recommended that those in need not delay calling for assistance, as it takes at least an hour to get you to Good Samaritan Hospital.

Steve Olson asked if any CPR classes were scheduled in the near future. The Chief said that nothing is currently scheduled but that he would be happy to provide instruction on the administration of Narcan, which is available over the counter. The Chief also said that very few people are willing to attend the classic all-day first aid/CPR classes. Instead, the trend is toward a 60-minute class focusing on CPR and stopping severe bleeding.

Brett Anderson asked the Chief to inform the audience what to do when they encounter an unattended fire. The Chief instructed the audience to call 911. Brett also asked if burn permits would be available after 6/30. The chief stated that shorter duration permits (days vs. months) are generally available until a burn ban is implemented.

Chief Olson also stated that the contract between LC17 and PC23 is up for renewal this winter. We will hear more on that in the near future.

Matt Medford introduced himself, provided his background and said he was originally from Yakima. He will move into the district house near the station.

Opening:

At 10:45 AM, Bill Balcom made a last call for any outstanding ballots. No more ballots were submitted and the PCC Drop Box was empty, as reported by Cecile Roy. Therefore, the Annual Membership Meeting for Paradise Community Club was called to order at 10:45 AM on Sunday, June 16, 2018, at the PCC Office – 151 Nisqually Way, Ashford, WA - PCC President, Bill

Balcom presiding. Bill Krause declared that the meeting, counting mail-in votes met the requirements for a General Membership Meeting quorum. The minutes of the 2017 Annual Membership Meeting were distributed in advance for review.

Board Members Attendance:

Bill Balcom (President)	Bill Krause (Vice President)	Chuck Mitchell	Brett Anderson (Secretary)
	Joan Williams	Steve Olson	

Staff Members Attendance:

Cecile Roy (Office Clerk)	Ben Pacatte (Water Manager)
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A total of 19 additional guests signed in as attending the meeting.

Bill Balcom requested that the Board members review the minutes of the 2017 Annual Membership Meeting. After review, Joan Williams motioned that the minutes be approved as drafted. The motion was seconded by Rose Gaines and there were none opposed – motion carried.

The Treasurer’s Report was read by Chuck Mitchell as follows:

\$126,942.65 Checking as of 4/30/2018
 (this reflects a \$90 correction due to transposed numbers, as compared to the amount reported in the May board meeting)
 \$10,733.77 Deposits May 2018
 \$56,083.67 Expenses May 2018
 \$81,592.75 Checking as of 5/31/2018

PCC Bank Balances as of 5/31/2018			1 Year Ago	
Account	As of Date	Balance	Balance	Difference
KeyBank Checking	5/31/2018	\$81,592.75	\$100,378.16	-\$18,785.41
First Citizens CD	5/31/2018	\$32,680.80	\$32,680.80	+\$0
KeyBank Savings	5/31/2018	\$20,860.03	\$20,850.44	+\$9.59
Total		\$135,133.58	\$153,909.40	-\$18,775.82

Brett explained that the May expenses were quite high due to paying for the Mowich Way water line upgrade project (\$49k+).

Bill Krause motioned that the Treasurer’s report be approved as read. The motion was seconded by Brett Anderson. There were none opposed; motion carried.

Grounds Report

Ralph & Carolyn Fleig were in attendance in response to a letter and fine they had recently received regarding a property occupied by their tenant. They stated that they have run out of patience with their tenant and are in the process of evicting him. Because that process takes some time, they requested that we suspend the fine and allow them until 8/1/18 to resolve the matter. They said that they were dealing with health issues regarding themselves AND their tenant. Carolyn admitted that it is unfair to all members that the situation has gone on for so long. The Board agreed to discuss the matter internally, directly after the meeting and let them know they would hear from the Board soon.

Julie Day heads the Grounds committee but was absent for this meeting. There was no formal report provided. A member did complain that Julie headed the Grounds committee and asked how she was elected to that position. Brett explained that committee roles are not elected positions, that the Board merely assigns roles based on those interested in performing them. The member explained that she is currently involved in a private dispute with Julie and seemed to imply that her role as the Grounds lead is in some way problematic. The member seemed confused as to how Julie became a Board member and then asked how she herself could be elected to the Board. Brett briefly explained the process that is documented in the Membership Handbook, where an interested member submits a biography indicating their interest and qualifications to be considered by the general membership, at least 60-days prior to the meeting where an election is held. Before Brett could explain that a member could also be nominated and appointed at any meeting, the member left the meeting, seemingly angry. Additionally, Julie's appointed role on the Board happened to expire on 6/16/18, as she was not at the meeting to be considered for a subsequent nomination, nor did she submit her desire to be on the ballot 60-days prior to the meeting.

Bill Balcom thanked everyone who volunteered their time at the prior day's Spring Cleanup event and stated that the group installed a chain link fence along the old trail from Nisqually Way to where the old footbridge was located. Additionally, branches were cleared from around the community.

Annual Picnic Announcement

Bill Balcom then invited all guests to attend the PCC Annual Picnic, which will be held from 11-2pm on Saturday September 1st. Hamburgers, hot dogs, snacks and soft drinks will be provided.

Ballot Committee Selection

Bill Balcom asked Steve Olson to choose two audience volunteers to assist with ballot counting. This year's volunteers were therefore Nancy Baydo and Deborah Bosequett, assisting Steve Olson and Cecile Roy. The committee excused itself to the adjacent room to begin the process of ballot counting/validation.

Year in Review – Bill Balcom

Bill Balcom provided an overview of the past year's accomplishments, as follows:

- Nearly 20 more water meters have been upgraded by our employees
- Members with property liens or facing foreclosure have been further managed down to just one
- The water line for Mowich Way has been upgraded as of May, 2018
- Fencing installation along trail to old footbridge
- New signage installed emphasizing pet responsibilities. Poo bags offered in more locations now as well
- Community Watch meeting hosted by Steve Olson have helped keep crime incidents to a minimum
- Memorial Bench built by Rod Glyzinski (as a tribute to Jean Roy)
- Sign installed to show location of Paradise Estates vs. Bavarian Retreat
- Memorial Tribute Sign procured in honor of Paul Nerge
- Our community office continues to host weekly Yoga classes, thanks to Erika Broska
- County commitment to re-pave/chip seal the roads within Paradise Estates

Break - The meeting was temporarily recessed for Lunch Break at 11:15am and was estimated to reconvene at 12:00PM.

<Pot Luck Lunch>

The meeting was reconvened at 12:50pm and called to order by Bill Balcom, President.

Water System Report

Ben Pacatte provided the Water System Report. He stated that our system is currently in GREEN status and in full compliance with all applicable regulations. He stated that he is working proactively before the County road crew starts their grinding/re-paving efforts. He said he is working on a situation with an owner's water line that for some unexplained reason actually travels from the lot meter out underneath the roadway, before turning back and traveling to the owner's residence. Ben has also recently completed his certification class and successfully passed his certification exam.

Community Watch Report

Steve Olson reported that the Community Watch meetings have been pretty quiet lately, with few incidents reported. He then stated that the schedule for the regular Community Watch meetings is the last Saturday of every even month – 10am - skipping December). The next meeting is scheduled for Saturday, 6/23/18 at 10am, at the PCC office.

Emergency Management

Steve Olson mentioned the two recent volcanic eruptions (Hawaii and Guatemala) and reminded the audience that our community is very near a large volcanic mountain. He stated that our type of volcano is prone to lahars, mud and pyroclastic flows, as well as significant ash that in and of itself can be fatal to local residents. He mentioned that some people in Guatemala perished while taking “selfie” photos of themselves with the erupting volcano behind them and emphasized that an eruption should make your focus one of survival alone. Steve also stated that Central Washington University has posted several Youtube videos related to volcanic activity and mud flows and that he believe it to be well worth your time to watch them.

Results of Voting

The Ballot Committee completed their counting/validation efforts and Bill Balcom announced the following results:

POSITION	MEMBER	YES	NO	RESULT
Board Position #3	Joan Williams	62		Elected – Term expires in June 2021
Board Position #5	Rose Gaines	61		Elected – Term expires in June 2020
Board Position #1	Brett Anderson	67		Elected – Term expires in June 2021
President	Bill Balcom	68		Elected – Term expires in June 2019
Vice President	Bill Krause	67		Elected – Term expires in June 2019
2019 Budget (attached)		63	5	Approved

Good of the Order

A member suggested, because we often witness guests from Bavarian Retreat at Lake Holiday, that we send a letter to the lot owners in that community. Brett stated that he felt our residents would be upset by receiving a letter from another community’s HOA, if the situation were reversed. Because of that, the PCC Board has historically worked through Bavarian’s President. She understood this and then suggested that we continue to send requests on this topic to their President on a regular basis.

A member asked if anyone was an authority on cell towers and how to ensure an adequate signal. Brett stated that he checks the tower each time he drives by and has seen the reception on the same phone vary between “No Service” and 4 bars. One member stated that they were using an “Air Rave” cell signal extender pretty successfully, but that it requires WIFI. There seemed to be no clear path to ensuring solid cell service.

A member stated that an adult cougar has been sighted lately, beginning in May. The cat seems to be lurking around the edge of our community. Members are encouraged to stay very wary, especially if they have pets or small children outside.

Steve Olson and Chuck Mitchell informed the audience that the Lion’s Hamburger Booth would be open from 11am-6pm on July 6th, 7th and 8th. They encouraged the attendees to stop by for a tasty burger, which is a very easy way to support the financial causes of the Lions.

Chuck Mitchell mentioned that Matt Medford (new fire chief) will be at the next Fire Commissioners' meeting, which is scheduled for June 20th at 7pm (at our community fire department building on Osborn. Guests are welcome to attend for informational purposes and/or to meet Matt.

With no further topics on the agenda or raised from the audience, the meeting was adjourned at 12:25pm (Motion Bill Krause/Second Chuck Mitchell – none opposed). The next regular Board meeting is scheduled for 9/9/18 at 1pm – PCC Office.

Respectfully submitted,

Brett Anderson, Secretary _____ Date_____

Attest: Bill Balcom, President _____ Date_____

2019 PROPOSED BUDGET

FORECASTED 2019 INCOME	Approved 2018 Budget	2017 Actual Income
Membership Dues	\$95,000	\$100,200
Water Revenue	\$94,000	\$96,454
Interest Income	\$10	\$10
Other Income	\$0	\$0
Total Annual Income	\$189,010	\$196,664

EXPENSES	Total Projected 2019 Cost	Approved 2018 Budget	Total Actual 2017
	\$173,277	\$177,172	\$161,657

Office	2019 Proposed	2018 Approved	2017 Actual
Property Taxes	\$2,500	\$2,600	\$3,275
Phone/Fax/Internet	\$3,000	\$2,800	\$2,838
Utilities (incl. Street Lts & Well Pumps)	\$8,000	\$8,000	\$8,045
Office Equip/Supplies/Maint/Postage	\$4,000	\$4,500	\$2,973
Web Hosting	\$360	\$360	\$348
Greenline Software Support	\$2,000	\$2,400	\$1,875
Subtotal	\$19,860	\$20,660	\$19,354

Employment	2019 Proposed	2018 Approved	2017 Actual
Water System Manager	\$13,005	\$16,557	\$10,227
Water System Assistant	\$6,000	\$6,000	\$5,541
Maintenance/Mowing/Snow Removal	\$5,000	\$1,000	\$3,627
Office Administrative Clerk	\$14,566	\$15,000	\$13,188
Travel Reimbursements	\$2,500	\$2,000	\$2,256
Training Expenses	\$400	\$400	\$300
Treasurer Reimbursements	\$600	\$600	\$600
Secretary Reimbursements	\$600	\$600	\$350
Withholding Taxes	\$9,000	\$7,000	\$9,701
Subtotal	\$51,671	\$49,157	\$45,790

Professional Fees	2019 Proposed	2018 Approved	2017 Actual
Liability & Property Insurance	\$15,000	\$15,500	\$12,323
Accounting Expenses (CPA)	\$4,500	\$4,200	\$4,318
Legal Expenses	\$8,000	\$8,000	\$11,710
Subtotal	\$27,500	\$27,700	\$28,351

General Membership Events	2019 Proposed	2018 Approved	2017 Actual
Lake Stocking (1x per Year)	\$0	\$625	\$0
Community Events	\$350	\$350	\$156
Subtotal	\$350	\$975	\$156

Water System	2019 Proposed	2018 Approved	2017 Actual
Grounds/Maint/Fuel/Supplies/Lab & Repairs	\$10,000	\$15,000	\$8,627
Utility Taxes	\$250	\$250	\$0
Professional Memberships	\$400	\$250	\$395
Permits/Licenses (DOH, DOB, Sec. 9.)	\$550	\$250	\$952
Contribution to Reserve Account	\$5,000	\$5,000	\$0
Misc.	\$400	\$400	\$0
Subtotal	\$16,600	\$21,150	\$9,974

Loans	2019 Proposed	2018 Approved	2017 Actual
Federal Loan	\$37,596	\$37,596	\$37,596
State Loan	\$18,700	\$18,434	\$18,692
Subtotal	\$55,796	\$56,030	\$56,288

Misc.	2019 Proposed	2018 Approved	2017 Actual
Construction Expenses	\$500	\$500	\$544
Tools/Equipment	\$1,000	\$1,000	\$1,200
Subtotal	\$1,500	\$1,500	\$1,744

	Anticipated Cost	Initially Approved	Final Cost
2018 CAPITAL IMPROVEMENTS¹			
Water Line Upgrades	\$10,000 (plus Tax)		
2017 CAPITAL IMPROVEMENTS			
Emergency Kautz PI Water Line Upgrade	\$16,000 (plus Tax)	\$16,000	\$14,847
Water Meter Replacements	\$8,500 (plus Tax)	\$8,500	\$10,424
Totals	\$24,500 (plus Tax)	\$24,500	\$25,271

¹2019 Capital Projects are discretionary, based on surplus account balances. Budget therefore reflects only an estimated amount, based on forecasted revenue and expenses.

Totals Tallied at Top

Forecasted EOY Surplus (Projected income minus expenses)	\$15,733	\$11,848	\$35,007
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