



PARADISE COMMUNITY CLUB, INC.

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**PCC Board Meeting Minutes
March 10, 2019**

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 (VP)	Brett Anderson (Secretary)	Chuck Mitchell (Treasurer)
Calvin Porter			Steve Olson

Staff Attendance:

Cecile Roy (Office Clerk)	Ben Pacatte (Water Manager)
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The guests included Rod Glyzinski, Joyce Mitchell, Shirley Anderson, Sandy Nagle, Ben Anderson, Erika Broska, Stephen Hughes, Darlene Krause, Dennis Day, and Cande Montes.

OLD BUSINESS

After introductions, Bill Balcom asked the Board to review the minutes of the January 14, 2019 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: February 28, 2019

Checking Balance as of December 31, 2018	\$41,890.33
Deposits for the months of Jan-Feb 2019	+\$99,750.22
Expenses for the months of Jan-Feb 2019	- \$54,186.48
Checking balance as of February 28, 2019	\$87,454.07

Savings Account Balances as of February 28, 2019

CDs	\$32,007.90
Savings	\$30,869.33
Total SAVINGS/CDs	\$62,877.23

Total Financial Assets **\$150,331.30**

Chuck also noted that \$10,000 had been transferred from Checking to Savings per the direction from the last board meeting (included in Expenses above). A motion was made by Brett Anderson to accept the Treasurer's Report as read. The motion was seconded by Bill Krause. None Opposed – Motion carried.

WATER SYSTEM REPORT – Ben Pacatte

1 – Bill Balcom showed off the new Paradise Estates caps (available for \$15 each) and the jacket and hat purchased for Ben Pacatte.

2 - Ben Pacatte reported that our system status remains green. He reported that the incredible amounts of snow have hampered activities in terms of meter reading/replacements and even access to WH#2. The plow also damaged the gate to that well, which will require replacement once the snow clears. Ben also reported that the tractor is not suited for heavy snow removal. While clearing the office parking area, a hydraulic line blew, necessitating replacement. He believes that PCC needs to invest in a snow blower PTO attachment for the John Deere tractor. The snow also caused a 54 hour power outage that caused us to consume a lot of diesel. In fact, Ben had to purchase more diesel cans to ensure that we had enough supply on hand. With the end of the snow season near, the Board will look into the snow blower request late this year.

3 – Ben also reported that Skyline Pumps had reviewed Well House #2. They made some recommendations (verbally) to bring the facility up to best practice standards. Some items suggested include a Variable Speed Pump (VSP) and an adequate generator, to reduce the risk of freeze damage. The board discussed and asked Ben to request a written analysis/proposal with cost estimates for Board consideration.

4 – Ben stated that the wall sheeting, parts bins and work area have been completed at WH#2 and once again Calvin was thanked for his assistance.

5 – A member asked if there was any update with regard to the concept of Bavarian Retreat joining our water system. Bill Balcom stated that Bavarian is (last he heard) attempting to resolve their water issues on their own. He stated further that, should we get involved, we will ensure that the interests of our members are not negatively impacted. Brett mentioned that USDA has mentioned that our willingness in this area is not mandatory, but that we may be able to secure partial loan forgiveness as an incentive. For now the ball is in Bavarian's court.

6 – The previously appointed Water Rates Committee provided the Board with their review process, consulting sources and recommendations for rate adjustments. The follow on discussion clarified how bills are currently computed and the fact that we have not seen an increase in over 14 years, over which period inflation has increased over 25%. The discussion included the fact that our system is aging and that we need to ensure adequate revenue in order to repair or replace some of our more expensive water system components. Additionally, we are looking for a way to incent more water conservation. After the discussion, a motion was made by Bill Krause to approve the recommendations from the committee, which are recapped below:

Base Rate: Increase from \$16 to \$20 per month
Capital Charge: Increase from \$2 to \$3 per month
Usage: <200 ft³/billing (Remains unchanged)
 201-1000 (Increase of ½ cent per ft³)
 1000+ (Increase of 1 ½ cents per ft³)

The net effect is that the base charges will increase by \$5 per month and many members will see no other effect. Heavier users of water will see modest usage increases as well and are incited to reduce their consumption to the extent feasible. The effective date is anticipated to be the day after the next billing cycle (late April). Brett will work through the necessary application changes with Cecile and our software provider.

The motion was seconded by Chuck Mitchell and there was no opposition. Motion carried.

OFFICE ISSUES – Cecile Roy

Accounts in Arrears

1 – Cecile stated that, outside of the one long-term foreclosure property, the account arrears totals just over \$9,000 at this time.

2 - The single member's foreclosure property is still awaiting a short sale but has been delayed due to a change of Banks and the necessary legal steps to continue with the transaction. Since one of the people on title is now deceased and her estate was not probated, extra steps are required in order for the transaction to close.

3 – Cecile reported that her wall heater seems to have stopped working. Brett said that he would check into it after the meeting.

4 – Brett reported that he had recently finished the required reporting to USDA, which is required to support our water system loan.

COMMUNITY WATCH – Steve Olson & Chuck Mitchell

Steve Olson reported that no meeting was held in February as the heavy snows prevented attendance. The next meeting is scheduled for 4/27/19 at the PCC office.

A member mentioned seeing a man recently who tends to walk around properties, possibly taking photos. He tends to not wear anything but a T-shirt in cold weather. As stated at our prior meeting, Bill Balcom has a recording of this person from a neighbor's security camera. Nobody seems to know who he is. The member also stated that criminal activity on the Pierce County side of the river has been rising.

Another member asked who he should call to report potential HOA violations. He was instructed to call the PCC office.

FINANCE COMMITTEE – Calvin Porter

Calvin reported that the last Finance Committee Meeting was held on 2/20/19 and once again, there were no discrepancies identified in the books. The next Finance Committee Meeting is scheduled for 10am on 4/17/19 at the PCC Office. As always, anyone from the general membership or PCC Board is encouraged to attend.

Calvin then introduced the proposed 2020 budget for PCC. A member asked if we should consider raising our dues so that we could make further improvements to the community, such as play equipment like what is installed at the Ashford Park. Brett stated that our insurance agent, when we added the swing set, advised us not to add further play equipment to the community. He said that such additions increase risk and premiums and could potentially put our policy at risk. Because of this, Brett stated that our approach has been to simply replace any such items as they reach end of life. Bill Balcom also stated that he is concerned that adding more items like these will draw more unauthorized visitors from the surrounding area.

The budget topic was reviewed and discussed by the Board. After the discussion, Chuck Mitchell motioned that the budget be approved for general membership voting. The motion was seconded by Calvin Porter and there were none opposed. Motion carried. Brett will get it placed onto the ballot.

COMMUNITY RELATIONS

1 - Emergency Management – Steve Olson

Steve Olson reported that the generator was tested and that it ran for 20 minutes without incident. Steve also recapped the recent snow storms that significantly hampered mobility within the community. The storm highlighted the need for a window sign for the office that indicates the building is available as an emergency shelter. Brett will look into finding such a sign.

2 – Annual Meeting Planning – Brett Anderson

The Board discussed availability and logistics regarding a date for our Annual Meeting. After schedule checks and discussion, this year's Annual Membership Meeting was scheduled for Saturday, June 1st at 10am – location is the PCC office building. Kathy Balcom and Darlene Krause will take the lead for food planning again this year.

A member asked if the Board could hold monthly meetings through the summer months so that more could be discussed and accomplished. Brett explained that we already meet in May, June (Annual Meeting) and September and that summer is the busiest period in terms of time demands outside of PCC as well. He asked what in particular the member had in mind for these additional meetings but there were no pre-defined topics. Other Board members agreed that it was simply not feasible to meet that frequently.

GROUNDS / MAINTENANCE REPORT

1 – Property Issues (Outstanding) - Cecile Roy

Lot #201 successfully cleaned up the scrap metal and is no longer a concern.

Lot #67 (2 RVs and a non-compliant rental) has not responded so Brett will write a CERTIFIED follow-up letter.

Lot #157 (2 motor homes and a storage trailer) has not improved so Brett will write a letter to be sent CERTIFIED.

Lot #245 is now over \$800 in arrears and there has not yet been any response to the attorney demand letter. Brett will follow up with the attorney to file a claim of lien if there is no response in the coming week.

2 – Property Issues (New) – Cecile Roy (Nothing to report)

3 – Diversion Dam / Water Levels – Bill Balcom

The diversion dam and pond levels were reported as fine and the adjacent property owner is helping keep an eye on the level at the dam itself. Bill Balcom noted that some follow up tree cutting and excavation work remains to be completed, when the weather improves.

4 – Dog Updates

Cecile reported that there was one new complaint and that she had sent the dog incident letter to the animal's owner.

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

Chuck Mitchell stated that he will soon pick up a couple of signs indicating outdoor burning restrictions.

6 – Dates for Cleanup Day and Next Meeting – Brett Anderson

With Mother's Day conflicting with the normal meeting date, the Board elected to hold our next meeting on 5/5/19. For efficiency's sake, the Board decided to schedule Spring Clean-up for 9:00am on 5/4/19.

GOOD OF THE ORDER – Bill Balcom

Dennis Day introduced himself as a Volunteer Firefighter, Fire Commissioner and only local FEMA-certified resource. He stated that he is seeking grant money to be used to benefit our fire district.

Adjournment

With no further issues reported, the meeting was adjourned at 3:02 PM (Motion Steve Olson, Second Chuck Mitchell). The next regular PCC Board Meeting is scheduled for May 5, 2019 at 1pm, in the PCC Office.

Respectfully submitted,

Brett Anderson, Secretary _____ Date _____

Attest: Bill Balcom, President _____ Date _____