



PARADISE COMMUNITY CLUB, INC.

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PCC Board Meeting Minutes

May 5, 2019

The meeting of the Paradise Community Club Board was called to order at 1:03 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)	Brett Anderson (Secretary)	Chuck Mitchell (Treasurer)
Calvin Porter	Joan Williams	Steve Olson

Staff Attendance:

Cecile Roy (Office Clerk)	Ben Pacatte (Water Manager)
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The guests included Rod Glyzinski, Joyce Mitchell, Sandy Nagle, Stephen Hughes, Erika Broska, Herb Gaines, Nicholas Wareszewski, Bob Holmgren, Kathy Balcom, and Robert White (one late guest unreadable).

OLD BUSINESS

After introductions, Bill Balcom asked the Board to review the minutes of the March 10, 2019 Board Meeting. After review, Calvin Porter motioned that the minutes be accepted as written. The motion was seconded by Rose Gaines 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, 2019

Checking Balance as of February 28, 2019	\$87,454.07
Deposits for the months of Mar-Apr 2019	+\$28,515.23
Expenses for the months of Mar-Apr 2019	- \$19,938.17
Checking balance as of April 30, 2019	\$96,031.13
Savings Account Balances as of April 30, 2019	
CD	\$32,007.90
Savings	\$30,873.27
Total SAVINGS/CDs	\$62,881.17
Total Financial Assets	\$158,912.30

A motion was made by Brett Anderson 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 that a pipe had recently broken in Well House #4 but that he was able to get it repaired and in a manner that should prevent future breaks. He has filter media on order for the tanks as well. He also discussed a minor flow meter reading issue that he has run across occasionally.
- 2 – Bill Balcom reported that the in-house work at Well House #2 is nearing completion and that the work by Skyline Pump and an electrician will follow once we pour the generator slab.
- 3 – Brett reported that the new water rates will be reflected on the next water billing.

OFFICE ISSUES – Cecile Roy

Accounts in Arrears

- 1 – Cecile stated that, outside of the one long-term foreclosure property, we have one lien in place and one account that has been sent a demand letter by our attorney.
- 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. This status is unchanged since our March meeting.

3 – Cecile’s office heater had failed and has now been replaced.

4 – Brett reported that he recently replaced one of the office printers, which after several years of service had broken beyond feasible repair. He also stated that the office now has scan capability due to configuring a multi-function device as a copier/printer/scanner.

COMMUNITY WATCH – Steve Olson

Steve Olson reported that thefts have increased on the Pierce County side of the river. An orange Dodge Neon was stolen in Echo Valley, some quads were stolen on Copper Creek Road and we have had a few cars prowled on 5/3 in the Mountain View Drive area. The suspect’s car is dark in color – likely green or blue. There have also been thefts reported in Mineral. A member also reported apparent drug activity at the LCFD building in our community. Suspects were in a Tan or copper colored Chevy Z71 pickup. The driver was run off by the member without incident. The next Community Watch meeting is scheduled for 6/29/19 at 10am at the PCC office.

FINANCE COMMITTEE – Calvin Porter

Calvin reported that the last Finance Committee Meeting was held on 4/17/19 and once again, there were no discrepancies identified in the books. The next Finance Committee Meeting is scheduled for 10am on 6/19/19 at the PCC Office. As always, anyone from the general membership or PCC Board is encouraged to attend.

COMMUNITY RELATIONS

1 - Emergency Management – Steve Olson

Steve Olson reported that the generator was tested successfully on the day of the Community Watch meeting.

Dennis Day reported that burning rules would be changing soon in Pierce County. More information to follow. He also stated that the defibrillators at the fire hall in Ashford are not usable. The department is looking into finding grant money to buy a more automated version.

GROUNDS / MAINTENANCE REPORT

1 – Property Issues (Outstanding) - Cecile Roy

Lot #67 (2 RVs and a non-compliant rental) is ending his tenants’ lease and should show improvement within the next month or so.

Lot #157 (2 motor homes and a storage trailer) still has not improved, and the owner has not contacted the office or Board in any way. After a brief discussion, Brett was asked to contact our attorney to inform the owner that weekly fines will commence if the matter is not resolved soon.

Lot #245 is now over \$1000 in arrears and there has not yet been any response to the attorney demand letter and a lien was filed against the property on 3/27/19.

2 – Property Issues (New) – Cecile Roy

Lots #225, 226 & 227 received a complaint that there was an accumulation of junk in the yards and that there were several non-running vehicles on the property. The Board will send someone to look at the property, which until recently was covered in snow.

Lot #7 was reported as having a permanently placed RV on the site that appeared to have regular or full-time occupants. A Board member will check into this situation.

3 – Diversion Dam / Water Levels – Bill Balcom

The diversion dam and pond levels were reported as fine.

4 – Dog Updates

There was a report that a wolf/dog hybrid has been running loose at times. It isn't entirely clear who this animal belongs to at this time. The situation will be monitored.

Cecile reported that the Sheriff's office has restructured how they handle dog issues. They have placed Deputy Smokey Padgett in a role where he investigates dog issues or concerns. He is dedicated to this function. Any deputy will respond to urgent dog-related issues but follow-on investigations will now be performed by Smokey.

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

Chuck Mitchell displayed the Total Burn Ban signs that were recently picked up. They will be posted when even campfires are not allowed for one reason or another.

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

Spring Clean-up work was completed on 5/4/19 and the crew chipped up much of the accumulated piles of branches within the community. Much work remains however and a follow-up work day was scheduled for 6/2/19. The Board would like to thank Byron Baydo, Rod Glyzinski, Robert White, and Kathy Balcom for their significant help during this first cleanup effort!

GOOD OF THE ORDER – Bill Balcom

Dennis Day stated that our fire/EMT service is in need of a LID lift. He stated that the goal is to renew our levy at least \$1.00 per thousand and ideally add 19 cents to that amount.

Adjournment

With no further issues reported, the meeting was adjourned at 2:47 PM (Motion Chuck Mitchell, Second Calvin Porter). The next regular PCC Board Meeting will be our Annual Membership Meeting, scheduled for June 1, 2019 at 10am, in the PCC Office.

Respectfully submitted,

Brett Anderson, Secretary _____ Date_____

Attest: Bill Balcom, President _____ Date_____