



PARADISE COMMUNITY CLUB, INC.

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**PCC Board Meeting Minutes
September 8, 2019**

The meeting of the Paradise Community Club Board was called to order at 1:00 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	Joan Williams	Steve Olson	Rose Gaines

Staff Attendance:

Cecile Roy (Office Clerk)	Ben Pacatte (Water Manager)
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The guests included Rod Glyzinski, Peggy McNamara, Joyce Mitchell, Erika Broska, and Herb Gaines.

OLD BUSINESS

After introductions, Bill Balcom asked the Board to review the minutes of the May 5, 2019 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. The bank statements for August had not yet been received, so Chuck stated account activity and balances for the period ending 7/31/19 as follows:

PARADISE COMMUNITY CLUB, INC.
MONTHLY TREASURER REPORTS
PERIOD ENDING: July 31, 2019

Checking Balance as of May 31, 2019	\$96,031.13
Deposits for the months of May-Jul 2019	+\$31,795.56
Expenses for the months of May-Jul 2019	- \$77,381.93
Checking balance as of July 31, 2019	\$50,446.76
Savings Account Balances as of July 31, 2019	
CD	\$32,007.90
Savings	\$30,881.05
Total SAVINGS/CDs	\$62,888.95
Total Financial Assets	\$113,335.71

A motion was made by Bill Krause to accept the Treasurer's Report as read. The motion was seconded by Rose Gaines. None Opposed – Motion carried.

WATER SYSTEM REPORT – Ben Pacatte

1 - Ben Pacatte reported that our system status once again remains green. He reported that the backwash system at WH#4 has now been rebuilt and that the system is running smoothly. Ben Pacatte also reported that a circuit board used to manage the backwash process at WH#2 will need to be replaced. Brett agreed to see if the "bad" board could be repaired in order to maintain a key spare part as well.

2 – Bill Balcom and Ben Pacatte reported on the accomplishments at WH#2 over the spring/summer. Those include insulating the remaining parts of the structure, wall sheeting, electrical upgrades (new generator/ATS, new security lighting from PUD, Organizing tools, building of a work bench and desk area, and cement pads at entrances). Grounds work remains at WH#2 and is expected to be completed in the coming weeks. This includes building a pipe rack on the back of the well house, installation of bollards to protect valve boxes, cutting down several trees that threaten the building or access road, and installing a security fence around the well house structure. Bill Balcom asked Steve Olson to see if the PUD would be willing to cut the trees (but this is doubtful due to their significant backlog).

3 – Ben reported that he is currently receiving less and less help from the assistant water resource, a situation that requires attention. Bill Balcom will help Ben on water projects as he can and work toward solving this issue longer term.

OFFICE ISSUES – Cecile Roy

Accounts in Arrears

- 1 – Cecile stated that, outside of the one long-term foreclosure property, we have two liens in place and one account that will be sent a demand letter by our attorney.
- 2 - The single member's foreclosure property is showing progress at last. Brett reported that he is very optimistic that the matter may be resolved before the November board meeting.
- 3 – Cecile Roy reported that the vacuum cleaner that was donated to PCC no longer works well enough to keep the floors clean. Joyce Mitchell volunteered to find a suitable yet reasonably priced replacement unit.

COMMUNITY WATCH – Steve Olson

Steve Olson reported that the last two Community Watch meetings were fairly uneventful. Fortunately, there has been little to report in terms of crime in our community. Incidents on the Pierce County side of the river are still fairly frequent however. The next Community Watch meeting is scheduled for 10/16/19 at 10am at the PCC office.

FINANCE COMMITTEE – Calvin Porter

Calvin reported that the last Finance Committee Meetings showed that, once again, there were no discrepancies identified in the financial books. The next Finance Committee Meeting is scheduled for 10am on 10/16/19 at the PCC Office. As always, anyone from the general membership or PCC Board is encouraged to attend.

COMMUNITY RELATIONS

1 – Fire Hall Lease – Bill Balcom

Fire Commissioner Dennis Day has requested a copy of the lease between PCC and LCFD#17. He will take the lease to the County, as they reported that they had no record of same. The lease was established in 2002 and simply allows LCFD#17 to occupy the Fire Hall without payment. LCFD#17 is responsible to maintain the structure and pay associated utility costs, etc.

2 - Emergency Management – Steve Olson

Steve Olson reported that the generator was tested successfully on 8/31/19. The Board discussed the current manual tests and it was determined that the generator will be programmed to test itself automatically, once per month going forward.

GROUNDS / MAINTENANCE REPORT

1 – Property Issues (Outstanding) - Cecile Roy

Lot #157 (2 motor homes and a storage trailer) still has not improved. Monetary fines continue in alignment with advice from PCC attorney.

Lot #245 – Owner has contacted PCC to inform us that they are evicting the current tenants and plan to clean the property up and list it for sale.

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.

2 – Property Issues (New) - One new property (lots 382/383) was called out as having unacceptably messy conditions. 3 Board Members attested to that fact, so a letter will be drafted by Brett to ask the issue to be addressed.

3 – Diversion Dam – Bill Balcom stated that he will engage our excavation firm to address the sediment buildup issue at the diversion dam.

4 – Dog Issues – One report of an aggressive dog was reported near Lake Holiday but the dog involved is associated with a resident of Bavarian Retreat. A written complaint was also received from a resident on Rainier Place. A discussion about dogs took place, after which Brett agreed to state clear instructions on the PCC website (what to do regarding dog infractions).

5 – Burn Ban Status - Unchanged. Only campfires are allowed at this time. Chuck Mitchell stated that we still had a handful of “Total Burn Ban” signs available for \$20 each.

6 – Signage – Do Not Feed Waterfowl Signs have now been received and are being placed at the lake and small pond.

7 – Sani-Can – The Sani-can during summer months was deemed to be a success. Rose Gaines will call for its removal now and the Board agreed to order one again for next summer – about a week before Memorial Day Weekend.

8 – Other - Rod Glyzinski has volunteered to coordinate the repair of our gutters and snow safety device on the office roof. Bill Balcom asked whether or not to continue exploring the feasibility of replacing the former footbridge across Big Creek. The Board agreed to have him explore the matter further (motion Steve Olson, Second Chuck Mitchell – none opposed).

GOOD OF THE ORDER – Bill Balcom

Adjournment

With no further issues reported, the meeting was adjourned at 2:00 PM (Motion Chuck Mitchell, Second Brett Anderson). The next regular PCC Board Meeting is scheduled for November 10, 2019 at 1pm, in the PCC Office.

Respectfully submitted,

Brett Anderson, Secretary _____ Date_____

Attest: Bill Balcom, President _____ Date_____