



PARADISE COMMUNITY CLUB, INC.

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PCC Board Meeting Minutes

November 10, 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)	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) -left for urgent repair-
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The guests included Rod Glyzinski, Shirley Anderson, Joyce Mitchell, Erika Broska, Kathy Balcom, Darlene Krause, Ben Anderson, and Herb Gaines.

OLD BUSINESS

After introductions, Bill Balcom asked the Board to review the minutes of the September 8, 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. The bank statements for October had not yet been received, so Chuck stated account activity and balances for the period ending 9/30/19 as follows:

PARADISE COMMUNITY CLUB, INC.
MONTHLY TREASURER REPORTS
PERIOD ENDING: September 30, 2019

Checking Balance as of July 31, 2019	\$50,444.76
Deposits for the months of Aug-Sep 2019	+\$26,039.55
Expenses for the months of Aug-Sep 2019	- \$19,182.06
Checking balance as of September 30, 2019	\$57,302.25
Savings Account Balances as of September 30, 2019	
CDs	\$32,007.90
Savings	\$30,886.31
Total SAVINGS/CDs	\$62,894.21
Total Financial Assets	\$120,196.46

Chuck further stated that the written report will be updated to reflect that the CDs are now held at Key Bank. A motion was made by Joan Williams to accept the Treasurer's Report as read. The motion was seconded by Rose Gaines. None Opposed – Motion carried.

Bill Balcom then took a moment to present small dinner certificates to Rod Glyzinski (for his many hours of volunteer maintenance and repair work) and Ben Pacatte (for going well above and beyond the call of duty to improve our water delivery system). <applause>

WATER SYSTEM REPORT – Ben Pacatte

1 - Ben Pacatte had to leave the meeting as it commenced to address a break in a pipe at WH#4. In his absence, Bill Balcom reported the status of the water system as green.

2 – Bill updated the attendees on the recent accomplishments at WH#2 (security fencing installed, dangerous/encroaching trees removed, protective bollards installed, replacement of old pipe and valves and cleanup of obsolete components). Bill reported that the required lab tests for WH#2 are within allowable limits but show a somewhat elevated level of Magnesium. This will be looked into.

OFFICE ISSUES – Cecile Roy

Accounts in Arrears

1 – Cecile stated that the one long-term foreclosure property has now been sold successfully and PCC has therefore collected \$9,600 in arrears for the lots. PCC currently has two liens in place that total \$1,671.30 and 5 members who are behind on their payments (totaling \$1,072.08).

COMMUNITY WATCH – Steve Olson

Steve Olson reported that the most recent Community Watch meeting was attended by 5-6 people and reported no Paradise Estates incidents. He did mention that someone who paid a bill via check (by depositing their mail through the door at the Ashford Post Office, had their mail stolen, check washed and fraudulently written for \$4,000. He suggested not using that as a mailing method. The next Community Watch meeting is scheduled for 2/29/20 at 10am at the PCC office. This meeting will start emphasizing Emergency Preparedness as well.

FINANCE COMMITTEE – Calvin Porter

Calvin reported that the last Finance Committee Meeting (10/16/19) showed that, once again, there were no discrepancies identified in the financial books. The next Finance Committee Meeting is scheduled for 10am on 12/18/19 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

Bill recapped the prior request from one of the fire commissioners to update our lease with LCFD#17, then having that request withdrawn due to PCFD#23 wanting to purchase the building. Bill Balcom stated that he anticipated that such a sale would need to be considered carefully, involve possible surveying and community input as well. At this point, PCC is unsure of the direction PCFD#23 wants to pursue – if any.

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. Brett Anderson reported that he had re-programmed the office generator to start automatically and to run a 5-minute test at 1:05pm on the 6th of every month. He further reported that the 11/6 (first scheduled test) ran successfully. The Board discussed when the next maintenance should be performed on the generator and it was agreed that it should happen in the spring or summer of 2020.

GROUNDS / MAINTENANCE REPORT

1 – Property Issues (Outstanding) - Cecile Roy

Lot #157 (2 motor homes and 2 inoperable vehicles) still has not improved. Monetary fines continue in alignment with advice from PCC attorney. Board will review next steps in executive session.

Lot #245 – Property has now been cleaned up and is listed for sale.

Lots 382/383 – Property has been cleaned up as required.

2 – Property Issues (New) – None reported

3 – Diversion Dam – Bill Balcom stated that Morningstar Excavation has cleared the sediment buildup issue at the diversion dam and water is flowing as appropriate for this time of year.

4 – Dog Issues – Between 9/4/19 and 10/6/19 we received reports of 6 dog-related incidents. All 6 incidents resulted in warning letters and 3 of them were also reported to the Sheriff’s office by the victim. The Board does not have a police force on staff and therefore cannot be omnipresent to watch the entire community. The Board also acknowledges that there are brief time periods where a dog will be unrestrained (to chase a ball, or be given a bath, etc.) but that all dog owners must be aware that they are ALWAYS responsible for their animal’s behavior. The Board will keep a close watch on this issue and will keep dog owners on a short leash (ahem...).

5 – Burn Ban Status – No bans currently in place.

6 – Other – A member asked about the status of the water system at Bavarian Retreat. Bill Balcom explained that their system is experiencing significant challenges and that they will soon meet again with State representatives to determine their options. One of the obvious options is to abandon their system and connect to Paradise Estates. This creates far more questions than answers but the Board (and audience as well) agreed that any action required of Bavarian Retreat will not create a negative financial impact for Paradise Estates. Bavarian Retreat will be better informed after their 12/13 meeting. We will ask for an update subsequent to that meeting.

The topic of snow plowing for the office was discussed again. Brett stated that he had two possible leads

GOOD OF THE ORDER – Bill Balcom

Bill provided an update as to the permits required, should we decide to replace the former footbridge over Big Creek. The Board’s position is unchanged and allows Bill to continue to pursue feasibility information regarding this potential effort. Brett will look into any impact to our insurance costs, should such a bridge again be constructed. He will also design some Emergency Preparedness flyers and prepare the draft Winter Newsletter.

Adjournment

With no further issues reported, the meeting was adjourned at 2:41 PM (Motion Chuck Mitchell, Second Calvin Porter). The next regular PCC Board Meeting is scheduled for January 12, 2020 at 1pm, in the PCC Office.

Respectfully submitted,

Brett Anderson, Secretary _____ Date_____

Attest: Bill Balcom, President _____ Date_____