



PARADISE COMMUNITY CLUB, INC.

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We are an equal opportunity Employer and Service

**PCC Board Meeting Minutes
January 12, 2020**

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)		Brett Anderson (Secretary)	Chuck Mitchell (Treasurer)
		Steve Olson	Rose Gaines

Staff Attendance:

Cecile Roy (Office Clerk)	Ben Pacatte (Water Manager)
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The guests included Rod Glyzinski, Shirley Anderson, Joyce Mitchell, Kathy Balcom, Ben Anderson, Herb Gaines, Robert White and Peggy McNamara.

OLD BUSINESS

After introductions, Bill Balcom asked the Board to review the minutes of the November 10, 2019 Board Meeting. After review, Chuck Mitchell 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. The bank statements for the period ending 12/31/19 were stated as follows:

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

Checking Balance as of September 30, 2019	\$57,302.25
Deposits for the months of Oct-Dec 2019	+\$30,615.53
Expenses for the months of Oct-Dec 2019	- \$54,099.87
Checking balance as of December 31, 2019	\$33,817.91
Savings Account Balances as of December 31, 2019	
CDs	\$32,007.90
Savings	\$30,890.57
Total SAVINGS/CDs	\$62,898.47
Total Financial Assets	\$96,716.38

A motion was made by Brett Anderson to accept the Treasurer's Report as read. The motion was seconded by Steve Olson. None Opposed – Motion carried.

WATER SYSTEM REPORT – Ben Pacatte

1 - Ben Pacatte reported that our water system status remains GREEN and that Well House #2 is now back online, providing relief to Well House #4. Ben said that the design of WH#2 is currently causing micro bubbles of oxygen in the water each time it starts up. While this is in no way harmful or unsafe, Ben is working on a solution that will minimize the issue.

2 – Ben also stated that the filter media in WH#4 is nearing end of life. He has the replacement media and plans to do the necessary swap in the coming week.

3 – Ben informed the audience that the water department has become more resilient with the addition of Bennett Anderson. Bennett has already helped out in insulating walls and installing sheathing at WH#2 but will initially be spending much of his time studying water operation manuals and shadowing Ben and Alvie to come up to speed on our system.

4 – Peggy McNamara (new Bavarian Retreat President) then updated everyone on the situation with the water system at Bavarian Retreat. She recapped a meeting held on 12/13/19 with their members and a couple of representatives from Washington State Dept. of Health. In short, their water system has deteriorated over time and is in very poor condition. They have no metering capability, their distribution lines are old and brittle, their well does not supply adequate water and they have inadequate storage as well. DOH is offering them a grant that will determine the feasibility of upgrading their distribution lines, adding meters, blow-offs, etc. and connecting to Paradise Estates as their water purveyor. This concept brought many questions and a few concerns from the audience and PCC Board alike. It is far too early to answer such inquiries but any concerns should be reported to our office so that we can create a comprehensive list to work from – should the initiative even go forward. The feasibility study alone will

require an affirmative vote from the Bavarian Retreat members, which Peggy believes will be put to a vote at their Annual Meeting in June. The PCC Board stated that, in order to consider any sort of system consolidation, they will need assurance that our own members and water system resources/components would not be negatively impacted. This issue will require a LOT of discussion, investigation and legal counsel, should it move forward. Such an initiative would not likely complete until late 2022 or beyond.

5 – Brett Anderson also thanked Ben for having the Consumer Confidence Report and Annual Water Consumption reports available for him this early in the year.

OFFICE ISSUES – Cecile Roy

Accounts in Arrears

1 – Cecile stated that she currently has 4 members who are significantly behind on their payments and will be receiving attorney demand letters if unpaid after 2/1/20. These 4 members owe nearly \$3,000 at this time. PCC currently has one lien in place as a result of non-compliance with community rules & regulations as well.

2 – Brett said that he recommended that we include a small flyer in the December 2020 billing, one that will clearly explain how to receive a pre-payment discount for water, aside from the balance owed on the December billing.

3 - The Board discussed the best date for the 2020 Annual Meeting. After some discussion, the date was set as Saturday, June 6th at 10AM.

4 – Brett informed the audience that a member of our community has a bluegrass band and has volunteered to perform at our Annual Picnic, providing we can find a mutually-agreeable date. One potential date being considered at this time is Saturday, August 22nd. The date seemed agreeable, so Brett will try to solidify it in the coming weeks.

COMMUNITY WATCH/EMERGENCY MANAGEMENT – Steve Olson

1 - Steve Olson reported that no meeting was scheduled in December (standard practice) and that the next meeting is scheduled for February 29, 2020 at 10am at the PCC office. This meeting will now include more emphasis on Emergency Preparedness as well. A bear has been reported in the community that we need to be careful around as well.

2 – Steve also reported that our power has been interrupted a few times and that the generators are stepping in as designed. The office generator propane is currently 85% full and the supply at WH#2 is just under 60% full. Cecile agreed to ask Clyde from Stanley Oil to top off our tanks when he is on his route in our area.

FINANCE COMMITTEE – Steve Olson

Steve reported that the last Finance Committee Meeting (12/18/19) showed that, once again, there were no discrepancies identified in the financial books. The next Finance Committee Meeting is scheduled for 10am on 2/19/20 at the PCC Office. As always, anyone from the general membership or PCC Board is encouraged to attend.

FIRE DEPARTMENT – Bill Balcom

Bill reported that the contract for services from PCFD#23 has been renewed for a 1-year term. He also stated that he had received an email from Dennis Day (Fire Commissioner) that seems to imply that the department and County officials are interested in signing a new lease with PCC for the Fire Hall within

our community. He stated that he replied to Dennis that we need to know what specific items they want covered in a new lease – beyond what is already in place with the existing lease (awaiting details from Dennis Day presently). Currently, PCC is paying over \$160 per year in Property Taxes, for which we are not reimbursed by PCFD#23 or LCFD#17.

GROUNDS / MAINTENANCE REPORT

1 – Property Issues (Outstanding) - Cecile Roy

Lot #157 (2 motor homes and 2 inoperable vehicles) still has not improved. Lien is in place and owner has contacted our attorney for details on how to resolve. Details provided via letter dated 12/30/19. Deadline established at 2/15/20.

2 – Property Issues (New) – None reported

3 – Diversion Dam – Bill Balcom stated that the dam is functioning as expected and that the member living nearest the structure is monitoring it for any issues. Since being rebuilt, the dam has served our community well. Concerns about the dam should be directed to the office. Currently concerns are being broadcast to multiple individuals, causing significant confusion.

4 – Dog Issues – A member complained on 1/3/20 that his neighbor’s dog has been running loose and defecating on his property. After confronting him, the neighbor made some effort to clean up the “piles”. The matter appeared to be resolved but then on 1/3, the member complained that his neighbor let his dogs loose and they returned to the member’s lot (#31) and chased the deer off from the property. He reported that he again went to the neighbor’s and knocked on the door. He reported that the neighbor would not discuss the matter and that he slammed the door on him. The member called the Sheriff’s office and notified our office. The office has had four documented dog complaints regarding this property, so the board requested that a letter be sent to the dogs’ owner and that a \$100 fine be levied against his property. Another complaint was made regarding prolonged barking of dogs on another lot (#226). The complaining member reported the issue to the Sheriff’s office and the PCC office as well. A warning letter will be issued to Lot #226.

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

GOOD OF THE ORDER – Bill Balcom

Adjournment

With no further issues reported, the meeting was adjourned at 2:31 PM (Motion Brett Anderson, Second Chuck Mitchell). The next regular PCC Board Meeting is scheduled for March 8, 2020 at 1pm, in the PCC Office.

Respectfully submitted,

Brett Anderson, Secretary _____ Date _____

Attest: Bill Balcom, President _____ Date _____