



**PARADISE COMMUNITY CLUB, INC.**

P.O. BOX 42

ASHFORD, WA 98304

(360) 569-2669

[Pcc007@centurytel.net](mailto:Pcc007@centurytel.net)

<http://www.paradiseccl.org>

We are an equal opportunity Employer and Service

**PCC Board Meeting Minutes**

**March 8, 2020**

The meeting of the Paradise Community Club Board was called to order at 1:02 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:**

<b>Bill Balcom (President)</b>	<b>Bill Krause (VP)</b>	<b>Brett Anderson (Secretary)</b>	<b>Chuck Mitchell (Treasurer)</b>
<b>Calvin Porter</b>	<b>Joan Williams</b>	<b>Steve Olson</b>	<b>Rose Gaines</b>

**Staff Attendance:**

<b>Cecile Roy (Office Clerk)</b>	<b>Ben Pacatte (Water Manager)</b>	<b>Alvie Whitlock (Water Operator)</b>
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The guests included Rod Glyzinski, Ben Anderson, Joyce Mitchell, Kathy Balcom, Herb Gaines, Darlene Krause, Linda Dorr, Erika Broska, John Carden, Dennis Day, and Nick Waruszewski.

**OLD BUSINESS**

After introductions, Bill Balcom asked the Board to review the minutes of the January 12, 2020 Board Meeting. After review, Joan Williams motioned that the minutes be accepted as written. The motion was seconded by Calvin Porter 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 2/29/20 were stated as follows:

**PARADISE COMMUNITY CLUB, INC.**  
**MONTHLY TREASURER REPORTS**  
**PERIOD ENDING: February 29, 2020**

<b>Checking Balance as of December 31, 2019</b>	<b>\$33,817.91</b>
Deposits for the months of Jan-Feb 2020	+\$113,233.74
Expenses for the months of Jan-Feb 2020	- \$49,052.90
Transfer to Savings (Reserve)	- \$10,000.00
<b>Checking balance as of February 29, 2020</b>	<b>\$87,998.75</b>
<b>Savings Account Balances as of February 29, 2020</b>	
CDs	\$32,007.90
Savings	\$40,891.89
<b>Total SAVINGS/CDs</b>	<b>\$72,899.79</b>
<b>Total Financial Assets</b>	<b>\$160,898.54</b>

Chuck stated that our most recent loan payment was in the Jan-Feb expenses above. 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 water system status remains GREEN on both Well House #2 and Well House #4. Because WH#2 was only recently put back online, the water team is running full system checks 3 times/week. Ben stated that either WH#4 or WH#2 can run all of Paradise Estates by themselves.

**2** – Ben also stated that the filter media for WH#4, which is at end-of-life, will begin being replaced on 3/9/20.

**3** – Ben stated that Bavarian Retreat will be voting on engaging an engineering firm to study their water situation and needs, to determine the best way forward. While we believe that state and federal agencies will incent them to attach to the PCC water system, we are in a wait-and-see state presently. If approached by Bavarian Retreat, the Board will engage our attorney, insurance agency, and general membership as appropriate.

Calvin Porter asked Ben about the status of the booster pump in WH#4 that “squeals” on occasion. Ben and Alvie explained that they are keeping an eye on it, and when time allows, will take it in for a rebuild, assuming one is feasible. The cost of a rebuild is estimated at \$700-\$800. If a rebuild is not possible, a replacement will run \$4000-\$5000.

Ben Pacatte also stated that we had several power outages this past cold season and keeping the well houses supplied with diesel and propane was a significant effort. Additionally, the flooding period we experienced resulted in Stanley Oil not being willing to visit our community to top off our existing tanks. Ben is wondering if we need to add a 3<sup>rd</sup> propane tank to WH#2, to allow us a longer run time during such trying times. Bill Balcom mentioned that the inclement weather really requires us to have a 4wd vehicle on hand in order to ensure our ability to traverse the snowy/icy roads safely. If that vehicle is a pickup, we could add a slip tank to the bed that allows us to carry extra diesel, making it much easier to replenish the generator at WH#4. Brett Anderson mentioned that this item was added to the “wish list” of capital projects on the budget and assumes the ability to outfit the vehicle with a plow for the snow.

The Board also asked Ben to provide a work schedule for Alvie and himself, so that we can avoid calling one of them on a day that they are scheduled to be off.

## **OFFICE ISSUES – Cecile Roy**

### **Accounts in Arrears**

1 – Cecile stated that she currently has 11 members who are behind on their payments and that they owe a combined \$7,412.25. Those owing more than \$300 will be receiving attorney demand letters. PCC currently has two liens in place as well. One of these properties has accumulated fines and legal fees in excess of \$4,000 and our attorney will be initiating foreclosure proceedings in the coming week. Cecile also reported approximately \$3,250.00 owed by 10 other owners combined. Red tags have been distributed to these members.

2 – Cecile stated that year-end billing (which includes annual dues) was pretty smooth, with only a few members being confused about the amount they owed.

3 – Brett reminded the audience that the Annual membership Meeting is scheduled for Saturday, June 6<sup>th</sup> at 10am. He also informed the audience that the Annual Picnic will be held on 8/22 from noon to 3pm. He stated that this year’s picnic will include live music at no charge, as a local band has a member with a cabin in Paradise Estates. Bill Balcom mentioned that he would bring his smoker to smoke various entrees as well.

## **COMMUNITY WATCH/EMERGENCY MANAGEMENT – Steve Olson**

1 - Steve Olson reported that there was nothing new to report from the last meeting and that the next Community Watch meeting is scheduled for April 25, 2020 at 10am at the PCC office.

2 – Steve also reported that Folks are finding that even their analog phones are not giving them dial tone during power outages. He has reported the issue to Century Link. Brett mentioned that he met with a retired Century Link employee, who said the issue is related to old or failed batteries in the closest demarcation panel (by the Baptist church). He stated that Century Link is choosing, in most cases, not to replace these very expensive batteries and that many customers are experiencing the same thing all over the Puget Sound region. He stated that the ubiquitous presence of mobile phones is largely to blame.

## **FINANCE COMMITTEE – Calvin Porter**

1 - Calvin reported that the last Finance Committee Meeting (2/19/20) showed that, once again, there were no discrepancies identified in the financial books of PCC. The next Finance Committee Meeting is

scheduled for 10am on 4/15/20 at the PCC Office. As always, anyone from the general membership or PCC Board is encouraged to attend.

2 – Calvin then presented the proposed budget for 2021. A discussion took place regarding the budget items. Brett mentioned that great care goes into making sure that the budget is true to our needs and that he agreed with the numbers put forth. After further discussion, Chuck Mitchell motioned that the budget be approved to be proposed at the Annual Membership Meeting in June. The motion was seconded by Rose Gaines and there were none opposed. Motion carried.

#### **FIRE DEPARTMENT – Dennis Day**

Dennis reported that the contract for services from PCFD#23 has been renewed for a 1-year term, and the agreement has a 1-year extension option as well. He also stated that there is an intention to merge PCFD#23 and LCFD#17 in the not-too-distant future (best guess was in 2021). Because of this intention, the County and Fire officials have stated that they are unwilling to renew our contract for services after 2020 and are looking at the potential issues that could result. One issue is that our current lease of the Paradise Estates fire hall to LCFD#17 states that, should either entity (PCC or LCFD#17) cease to exist, the surviving entity would take over the building. In this scenario, LCFD#17 would no longer exist, which means that PCC would take back use of the fire station. Therefore, if this initiative continues, we would be asked to modify the lease (if one still exists) to allow continuous occupancy by the new Fire Department entity, whatever it may be called. Additionally, it is very possible that the fire department and County officials would request full legal ownership of the fire hall and the land it sits upon. Since this building sits on the same parcel as our community building, this would require the creation of a new lot, which would be owned by the new fire entity. Dennis stated that any and all costs to complete this would be borne by the fire department. He could not discuss too many things in granularity as only Chief Medford was authorized to do so, and the chief could not make the meeting due to illness. Dennis did say that there is a possibility that, if PCFD#23 is absorbed into an entity such as South Pierce FD, before merging with LCFD#17, it is very possible that the properties on the Lewis County side of the river would have no identifiable fire service. He further stated that this condition would result in a Fire Classification Rating of 10, making homeowner's insurance difficult or even impossible to obtain. The PCC Board discussed and asked questions of Dennis. Brett asked Dennis to request a condensed summary of the situation from Chief Medford, so that it can be distributed in the April mailing.

Dennis also stated that the Fire commissioners meet every 2<sup>nd</sup> Saturday of the month at the Paradise Estates Fire hall and all are welcome.

#### **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 not responded to our attorney's deadline of 2/15/20. Brett informed the crowd that every effort has been made to resolve the issue without pursuing foreclosure. Even though others have offered to resolve the issue without cost, the owner has simply defied everyone. He further stated that the Board must now act to support the rest of the membership. Per the PCC attorney, foreclosure proceeding will commence in the coming week.

##### **2 – Property Issues (New) – None reported**

**3 – Diversion Dam** – Bill Balcom reported that for most all of the winter season, the diversion dam performed as expected, diverting the appropriate amount of water to prevent flooding at the small pond, while not diverting enough to flood at the Nisqually/Osborn intersection. In February however, torrential rains and snow melt hit our area in quantities not anticipated by our office, Lewis County or State officials. The record-setting water flow caused log jams in Big Creek, flooded the Nisqually River, caused a massive landslide near the Copper Creek restaurant and began to erode the edge of our diversion dam. The result was that despite the County-installed small pond overflow culvert, nothing could be done to handle the sheer volume of water in such a short period. The small pond did flood somewhat, causing moderate damage to a few properties along Paradise Drive. He stated that the dam will require repairs and will be examined for same, as well as potential enhancements during the dry summer months.

**4 – Dog Issues** – A member lodged a complaint on 2/10 regarding excessive barking by his neighbor’s dog. He was instructed to call the Sheriff’s office. Another member was twice threatened by a dog that was being walked. Bill Balcom was to speak with the dg walker after the meeting. Sheriff was not called regarding these incidents.

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

**6 – Spring Cleanup** – Brett asked the Board to consider 5/2/20 as our first (of possibly a few) cleanup days, as it falls the day before a Board meeting. The Board confirmed that 5/2 at 9am would be the start of the first such cleanup day.

**7 – Summer Sani-Can** – Rose asked when we would like to have the unit delivered this year. It was requested that she have it arrive on the Monday before Memorial Day, as Monday is the normal day for such work in our area.

**GOOD OF THE ORDER** – Bill Balcom

**Adjournment**

With no further issues reported, the meeting was adjourned at 3:11 PM (Motion Rose Gaines, Second Steve Olson). In an effort to avoid Mother’s Day, the next regular PCC Board Meeting was moved and is scheduled for May 3, 2020 at 1pm, in the PCC Office.

Respectfully submitted,

Brett Anderson, Secretary \_\_\_\_\_ Date \_\_\_\_\_

Attest: Bill Balcom, President \_\_\_\_\_ Date \_\_\_\_\_