



PARADISE COMMUNITY CLUB, INC.

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We are an equal opportunity Employer and Service

**PCC Board Meeting Minutes
September 12, 2021**

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.

Board Members Attendance:

Bill Balcom (President)	Bill Krause(VP) (via Zoom)	Brett Anderson (Secretary)	Chuck Mitchell (Treasurer)
Calvin Porter	Joan Williams (via Zoom)	Steve Olson	Rose Gaines

Staff Attendance:

Cecile Roy (Office Clerk)	Julie Edwards (Office Assistant)	Ben Pacatte (Water Manager)
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Guest Attendance: Rod Glyzinski, Herb Gaines, Joyce Mitchell.

OLD BUSINESS

Bill Balcom took a moment to describe the efforts around designing and installing an improved diversion dam, as well as describing the County’s plan for surface water management over the coming months/years. PCC will work as quickly as possible to dredge the diversion channel and ensure vehicle access to the diversion dam. The County will place on their schedule the replacement of culverts under Paradise Drive (above dam) and under Nisqually Way (below the dam), to ensure ample flow capacity through both areas. Work on the diversion dam will occur immediately but precise timing for the County work is not known currently.

After introductions, Bill Balcom asked the Board to review the minutes of the May Board Meeting. After review, Steve Olson 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 balances for the period ending 8/31/21 were stated as follows:

**PARADISE COMMUNITY CLUB, INC.
MONTHLY TREASURER REPORT
PERIOD ENDING: April 30, 2021**

Checking Balance as of May 31, 2021	\$115,739.36
Deposits for the months of Jun-Aug	+\$ 22,248.90
Expenses for the months of Mar-Apr	-\$ 59,772.67
Checking balance as of August 31, 2021	\$ 78,215.59
Savings Account Balances as of August 31, 2021	
CDs	\$33,737.84
Savings	\$40,899.36
Total SAVINGS/CDs	\$74,637.20
Total Financial Assets	\$152,852.79

There were no questions regarding the numbers and Bill Balcom thanked Chuck for his report.

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.

2 - He reported that WH#2 suffered a line break, which was patched but will require an upgrade to Schedule 80 pipe when time and material are available.

3 – Ben reported that WH#4 was showing increased pressure by about 5 PSI since he cleaned the pressure reduction screen. He will be watching closely and addressing as necessary.

4 – Ben reported that the last billing cycle resulted in 89 meters that could not be read automatically. He requested that we purchase 60 more meters to allow us to finish the meter replacements. This request was followed by a motion from Rose Gaines to purchase the requested meters. Second was by Brett Anderson. Bill Balcom asked Ben to add sufficient meter insulators to the order and the motion and second was re-validated. Motion carried. Ben will order both the meters and the insulators.

5 – There has been little activity on the Bavarian Retreat study, so we await next steps on that front.

6 – Ben reported that there was evidence of modest tampering at the storage shed next to the office. Brett reported that he just replaced the security lights, which may help deter such mischievousness. Brett also agreed to relocate the 1 or two items of value from the shed and place them in the office garage.

7 – Joyce Mitchell reported on the draft update of Water Rules & Regulations. After a brief walkthrough, the Board agreed to review the documents and shoot to approve a finalized version at the November 2021 meeting, most likely making the changes effective 1/1/2022.

8 – Bill Balcom also acknowledged how busy Ben has been and achieved Board agreement that he should not entertain after hour requests unless they are vital to our water system's health. He also asked the Board for ideas on how to get more help for Ben. Chuck Mitchell mentioned a young man who has a part time position at Base Camp. He will check into this next week. Brett volunteered to create a Help Wanted flyer if that does not bear fruit.

OFFICE ISSUES – Cecile Roy

Accounts in Arrears

1 – Cecile reported that accounts with significant arrears are still limited – currently 6. Brett will review the A/R Aging report with Chuck Mitchell to determine next steps, once all Covid-related impediments have been removed.

2 – Julie Edwards, who has been assisting Cecile, has completed her introductory period and the Board welcomed her onboard. She will continue cross-training with Cecile for now.

COMMUNITY WATCH/EMERGENCY MANAGEMENT – Steve Olson

1 - Steve Olson reported that six individual attended the last meeting. The only reports of issues were of a couple of fires during burn ban and a man on a bicycle, towing a trailer, which appeared suspicious. The next meeting is scheduled for 10am on 10/24/21 at the PCC office.

2 – Emergency Management – Steve also reported that the propane tanks for the office generator were recently topped off by Black Bear.

3 – Ben Pacatte reported that a neighbor of his recently discovered that 4 of his lug nuts had been loosened on his vehicle – an apparent dangerous act of vandalism.

4 – Rod Glynsinski reported that the number of speeders has risen and they appear to be primarily from short-term rental properties. The board discussed options – such as checking with the County regarding painting false speed bumps on the road (Brett to explore). In the end, it was decided to purchase a handful of private cautionary signs. Brett will order next week.

5 - Fire Department – No update

FINANCE COMMITTEE – Steve Olson

1 – Steve reported that the last Finance Committee Meeting 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 10/20/21 at the PCC Office. As always, anyone from the general membership or PCC Board is encouraged to attend.

GROUNDS / MAINTENANCE REPORT

1 - Bill Balcom led off this report by thanking Rod Glynski for painting the lake fence posts and entrance sign.

2 – Property Issues (Outstanding) - Cecile Roy

Nothing to report per Cecile Roy but a member complained about too many inoperable cars at the residence across from them (Lots 225-227). Brett explained that there is no limit on primary or secondary transportation vehicles but he will issue a letter if he is provided with a list of inoperable and unlicensed vehicles. Julie Edwards will compile the list.

3 – Property Issues (New)

No new issues reported.

4 – Diversion Dam – Bill Balcom reported that he is awaiting a revised quote on the Diversion Dam and that he believes Morningstar will complete the necessary ground work in the near future.

5 – Dog Issues – None reported – four meetings in a row!

6 – Burn Ban Status – Burn ban for open fires remains in place.

7 – ATVs – Calvin led the discussion regarding community member frustration surrounding ATV access to our streets. Bill Balcom reported that the Commissioner’s delegate had recently responded in a manner that nearly ensures that nothing will be done to curb said access. Very frustrating topic for residents.

8 – Lake Sani-Can – Bill asked Rose about the status of the removal and she stated that it was scheduled for the next day (9/13/21). Once again this year, the summertime rental of the Sani-Can service has been deemed a success.

GOOD OF THE ORDER – Bill Balcom

Nothing further.

Adjournment

With no further issues reported, the meeting was adjourned at 3:05 PM (Motion Chuck Mitchell, Second Steve Olson). The next regular PCC Board Meeting is scheduled for November 14, 2021 at 1pm, in the PCC office.

Respectfully submitted,

Brett Anderson, Secretary _____ Date _____

Attest: Bill Balcom, President _____ Date _____