



PARADISE COMMUNITY CLUB, INC.

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We are an equal opportunity Employer and Service

**PCC Board Meeting Minutes
January 30, 2022**

The meeting of the Paradise Community Club Board was called to order at 1:05 PM at the PCC Office – 151 Nisqually Way, Ashford, WA - PCC Vice President, Bill Krause presiding.

Board Members Attendance:

Robert White (new board member)	Bill Krause(VP) (via Zoom)	Brett Anderson (Secretary)	Chuck Mitchell (Treasurer)
Calvin Porter	Joan Williams	Steve Olson	Rose Gaines

Staff Attendance:

Julie Edwards (Office Clerk)	Ben Pacatte (Water Manager)
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Guest Attendance: Rod Glyzinski, Guy Roy, Herb Gaines, Cecile Roy, Kent Moffit, Kari Kovach, Shirley Anderson, and Ben Anderson.

OLD BUSINESS

After the introductions, Brett Anderson took a moment to acknowledge the fact that Cecile Roy, who retired on 12/31/21, is sitting in the audience as a guest for the 1st time in 15 years. He provided a recap of her many contributions toward helping the Board and association grow into a more professional organization. Some of the guests also pointed out that hers was the first face they saw when coming to Paradise Estates and that they greatly appreciated how welcome she made them feel. The Board had chipped in money to have her son Guy fly up from Texas to spend some time with his now more available mother. The Board then presented Cecile with a retirement gift of an HP Chromebook – something she can use more easily than the temperamental desktop machine in her office. Applause and a standing ovation for Cecile followed!

After introductions, the Board reviewed the minutes of the November 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 balances for the period ending 12/31/21 were stated as follows:

**PARADISE COMMUNITY CLUB, INC.
MONTHLY TREASURER REPORT
PERIOD ENDING: December 31, 2021**

Checking Balance as of October 31, 2021	\$ 62,406.76
Deposits for the months of Nov-Dec	+\$ 25,755.31
Expenses for the months of Nov-Dec	-\$ 46,969.35
Checking balance as of December 31, 2021	\$ 41,192.72
Savings Account Balances as of December 31, 2021	
CDs	\$33,741.75
Savings	\$45,902.09
Total SAVINGS/CDs	\$79,643.84
Total Financial Assets	\$120,836.56

Chuck also stated that \$3,798.80 of the Year End Checking Balance was attributable to some members pre-paying for 2022 water base charges. There were no questions regarding the numbers and Brett Anderson 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 and that the 2021 CCR (Consumer Confidence Report) is now complete (due in July).

2 – He also reported that the new sign has been installed where it can be seen when leaving Paradise Estates – reminding members to shut off their water when leaving for extended periods of time.

3 – Ben reported that WH#4 well casing is showing signs of deterioration at the top of the galvanized pipe. He will be calling Skyline Pump to remedy in the near future.

4 – Brett Anderson updated the attendees regarding the Bavarian Retreat consolidation feasibility study. A first draft of the study has been received and is being reviewed. Any questions/edits will be sent to the engineering firm. The revised version will be distributed to the Board for review.

5 – A member asked what the issue was when the tractor wouldn't run during the heavy snow. Ben stated that it ended up being a clogged fuel filter. Brett mentioned that Ron Hastings had recently stated to him that the gas and diesel at the Ashford Valley Store is problematic and contains water. Ben stated that he is purchasing the bulk of his fuel in Eatonville now and will work to avoid any "problem" fuel going forward.

6 – Ben reported that the County plow has hit a portion of our main over on Osborn Rd. He will be speaking with the County about having them repair the damage.

7 – Ben also reported that the 85 Road, near the PE entrance, has at times been completely blocked by 4WD vehicles (AKA "Mudders") who park there to unload their off road vehicles to hit the trails. This is a potentially hazardous situation if emergency vehicles need to pass. He also stated that they had damaged one or more of the PCC valve covers and have pulled a water meter stake as well. Calvin Porter will follow up with Lewis County Public Works on this but the audience was advised to call 911 should this happen again.

OFFICE ISSUES – Cecile Roy/Julie Edwards/Brett Anderson

Accounts in Arrears

1 – Brett Anderson reported that accounts with significant arrears are still limited – currently 4. Brett also explained that the PCC attorney has informed us that, while most of the previous Covid-related restrictions have been lifted, there is a net new 90-day wait period (after member notification) before foreclosure actions can be initiated. This means that late/disconnect notices will be sent out to members in arrears by 2/2/22.

2 – Alarm System – Chuck Mitchell reported that the requested health check for our building alarm system has been completed. The notification numbers have been re-entered into the auto-dialer and the system was successfully tested front to back.

3 – Anything Else? – Chuck Mitchell reported that, while we have had many power outages, our office does not have any flashlights on hand. There are a couple in the Emergency Shelter supplies but none in the offices with ready availability. Shirley Anderson volunteered to seek out a few reasonably priced, yet high functioning flashlights.

COMMUNITY WATCH/EMERGENCY MANAGEMENT – Steve Olson

1 - Steve Olson reported that, per our standard practice, there was no meeting scheduled for December. The next meeting is scheduled for 10am on Saturday 2/26/22 in the PCC community center.

2 – Emergency Management – Steve also reported that the propane tanks for the office generator stand at or near 90% full and that the unit required a small addition of oil recently.

3 – Chuck Mitchell and Brett Anderson provided a brief update on the fire district/station. They reported that the LCFD #17 Commissioners had voted unanimously to condemn the current station via Eminent Domain. On top of this, there has been no other communication from PCFD23 or LCFD17 on the matter. We remain in a waiting game to hear something, or possibly be served by the chief or his attorney.

4 – Julie Edwards reported that a group of snow mobile riders at a short-term rental had been screaming up and down the roads within Paradise Estates up past 10:30 PM one night. After discussion, she was advised to document such issues and report the matter to the Board as soon as possible. It was stated that knowing the description of the incident and what property the violators were associated with is paramount. Any violating owner will be sent a warning letter and further issues will result in fines.

FINANCE COMMITTEE – Calvin Porter

Calvin reported that the last Finance Committee Meeting (12/16/21) once again found that there were no discrepancies identified in the financial books of PCC. The next Finance Committee Meeting is scheduled for 10am on 2/16/22 at the PCC Office. As always, anyone from the general membership or PCC Board is encouraged to attend.

GROUNDS / MAINTENANCE REPORT

1 – A member asked who was responsible for picking up branches in the culvert area at the front of their property. She was informed that individual property owners are responsible for such items in and around the culverts. It was suggested that she let a neighbor or a board member know if she needs help getting anything removed.

2 – Property Issues (Outstanding) – Julie Edwards/Chuck Mitchell

Nothing was reported for follow up.

3 – Property Issues (New) – Julie Edwards/Chuck Mitchell

No new issues reported by Julie or Chuck. Robert White reported that he has seen several properties that leave their trash bins out by the street either permanently or for extended periods. He suggested that we include a reminder in the next newsletter about pulling the bins back into the property within the parameters of the related covenant (bins can be by the road for 48 hours (24 hours before and 24 hours after pickup).

4 – Diversion Dam – We are still waiting for an acceptable period of dry weather and low water in order to install it.

5 – Dog Issues – None reported.

6 – Burn Ban Status – No current burn bans in place; permits are available online and are good through 6/30/22 (always subject to change when necessary however).

GOOD OF THE ORDER

Adjournment

With no further issues reported, the meeting was adjourned at 2:50 PM (Motion Steve Olson, Second Calvin Porter). The next regular PCC Board Meeting was scheduled for March 13, 2022 at 1pm, in the PCC office.

Respectfully submitted,

Brett Anderson, Secretary _____ Date _____

Attest: Bill Krause, Vice President _____ Date _____