



PARADISE COMMUNITY CLUB, INC.

P.O. BOX 42
ASHFORD, WA 98304
(360) 569-2669

Pcc007@centurytel.net

<http://www.paradiseccl.org>

We are an equal opportunity Employer and Service

**PCC Board Meeting Minutes
November 14, 2021**

The meeting of the Paradise Community Club Board was called to order at 1:06 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	Steve Olson	Rose Gaines

Staff Attendance:

Cecile Roy (Office Clerk)	Julie Edwards (Office Assistant)	Ben Pacatte (Water Manager)	Jim Roddewig (Water Assistant)
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Guest Attendance: Rod Glyzinski, Herb Gaines, Joyce Mitchell, Kathy Balcom, Shirley Anderson, Robert White, Deborah & Jerry Bosequett, Ben Anderson and one unreadable entry.

OLD BUSINESS

Bill Balcom took a moment to distribute thank you cards to individuals who have gone above and beyond in their volunteer efforts for the community. Recognized were Rod Glyzinski, Joyce Mitchell, Herb Gaines, Mark Hoffman, Jerry Bosequette and the David Lindholm family. We achieved more this year because of the generous time and effort of these folks.

After introductions, Bill Balcom asked the Board to review the minutes of the September Board Meeting. After review, Chuck Mitchell motioned that the minutes be accepted as written. The motion was seconded by Joan Williams 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 10/31/21 were stated as follows:

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

Checking Balance as of August 31, 2021	\$ 78,215.59
Deposits for the months of Sep-Oct	+\$ 20,623.77
Expenses for the months of Sep-Oct	-\$ 26,967.48
Checking balance as of October 31, 2021	\$ 71,871.88

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 **\$151,511.02**

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.

2 - He reported that a member, whose tenant left a hose charged, suffered a major leak (>100,000 gallons) of water when the hose cracked open, presumably due to freezing. Owner has been notified to resolve the issue and to expect a very high water bill. While this leak originated while the property was occupied, Ben stated that he sees evidence that many people do not turn off their water when leaving the area for extended periods. He asked if a larger, reminder sign could be placed at the community exit. Brett will look for a sign that will fit on the back of the entrance message board.

3 – Ben introduced Jim Roddewig as the new part time water operator. Jim is nearly 2 months into his training and is studying for the certification exam. He currently assists for about 8 hours per week.

4 – Bill Balcom updated the attendees regarding the Bavarian Retreat consolidation feasibility study. Essentially, there has been little activity as we are still waiting on an update from the engineering firm. The next deliverable is scheduled for 12/1/21.

5 – Brett Anderson distributed a proposed change to the Water Leak policy, one that limits any partial credits to once every three year (vs the current 1 year). The group requested that any credit requires the approval of the water department and will not be approved for cases of negligence. After discussion, Chuck Mitchell motioned to approve the revised policy. The motion was seconded by Calvin Porter and there were none opposed. Motion carried.

6 – Brett then proposed the updates to the Water Rules & Regulations, which resulted from the research done by Joyce Mitchell, Rose Gaines, Steve Olson and Joan Williams. After a walkthrough of the changes and a follow-on discussion, Steve Olson motioned to approve the revised document. The motion was seconded by Rose Gaines and there were none opposed. Motion carried. Brett will get copies made for distribution to new members.

7 – The group also reviewed the technical updates for our collection process, contained in a Board Resolution. The update simply synchronized the document with the above Regulations document, and changes the outdated RCW references from Condo Association laws to Home Owners Association laws. Chuck Mitchell motioned to accept the revised Resolution and the second was from Joan Williams. None opposed; motion carried.

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 will review the latest A/R Aging report with Chuck Mitchell to determine which properties require next steps. He further explained that the PCC attorney has stated informed us that any and all late fees, penalties, fines and/or interest are now allowed again in Washington State. With that, a motion was made by Joan Williams to re-institute the processes to assign and collect on said charges, beginning with the December 2021 billing. The motion was seconded by Chuck Mitchell and there were none opposed. Motion carried. Brett will also make sure that those owing more than \$300 for more than 90-days are sent to the attorney for demand letters, liens or commencement of foreclosure proceedings, whatever the case may be.

2 – Alarm System – Brett explained that the building alarm system has had a couple of false alarms at night, and another when the alarm wasn't even set during the day. He also let the audience know that the company our system was installed by has sold out to another company (Guardian Security). Brett spoke with Guardian, and while they are willing to service our system, they had no records whatsoever regarding its configuration or call tree process. Brett suggested we look for a firm in the greater Eatonville/Puyallup area, should one exist. He will pursue this in the following week.

3 – Erika Broska – Brett reminded the audience that Erika had passed and that we wanted to recognize her past contributions. He circulated a framed prose that summarized her efforts in our mountain community and will mount it on the wall after the meeting.

4 – Cecile Roy, after 15 years of loyal service to PCC and the community, submitted her Letter of Resignation. She feels that it is time to pass the torch to “someone younger”. The Board took some time to show her their appreciation for being instrumental in helping the current Board function more professionally and efficiently over the last decade and a half. A round of applause was sent her way and Bill Balcom discussed having a Retirement Party for Cecile in January, 2022. The Board will discuss schedules with those who would help plan the event.

5 – New Year’s Eve Party? – Bill Balcom asked the audience if they would be interested in a NYE potluck party. There was interest in doing so and, providing the scheduling works for folks, a gathering will be planned by Kathy Balcom, Joyce Mitchell, Rose Gaines and Shirley Anderson.

COMMUNITY WATCH/EMERGENCY MANAGEMENT – Steve Olson

1 - Steve Olson reported that a significant theft occurred on Blueberry. Quads and other valuables were taken by someone with a red vehicle. Word was spread quickly and most of the stolen items were fortunately recovered. Another burglary occurred at the former Jasmer’s office. A shotgun was among the stolen items, reportedly by someone in a grey car with a sunroof and a missing right front hubcap. The next meeting is scheduled for 10am on 2/26/21 at the PCC office.

2 – Emergency Management – Steve also reported that the propane tanks for the office generator were recently topped off to 85% by Black Bear. Bill Balcom mentioned that Black Bear has sold their business and now carries the name Peak Propane. They are based in Enumclaw. Brett will be contacting them to solidify our understanding of their service offerings, choosing the best option to keep us as full as possible, as we are an emergency shelter.

3 – Bill Balcom provided a brief update on the fire district/station. He stated that, while we had been working with our attorney to edit the proposed lease of the fire hall (from PCFD’s attorney), our attorney was notified that Chief Medford seems to be more interested in condemning the building and underlying ground via eminent domain. The Board and audience found this perplexing as PCC has already reviewed and accepted the proposed lease, with a few minor edits. It was also unclear as to how a Pierce County-based fire district could even consider condemning property in Lewis County. On top of this, there has been no other communication from PCFD23 or LCFD17 on the matter. This was seemingly an about face by the chief. It is also a clearly emotional issue for some members. At this stage however, we are waiting to hear something from the chief or his attorney.

4 – Rod Glynsinski reported that the number of speeders is still unacceptably high and that he is worried about the safety of pedestrians and drivers alike. Brett stated that he had not yet had time to check with the County regarding painting false speed bumps on the road but will do so in the coming days.

5 – Lot 267, near the community entrance has twice had their driveway cable/lock tampered with. The latest incident occurred between 10/27 and 10/30, where the lock was cut off and a supporting post was pulled over.

6 – Julie Edwards reported that Ben Pacatte was recently walking his dog along the roadside when a red SUV sped by him at a high rate of speed, causing him to lunge further off the road and gesture questioningly to the driver. The driver stopped, got out and stated that he was a longtime resident and was sick and tired of seeing Ben walk his dog along the road. Ben did not recognize who the driver was however.

FINANCE COMMITTEE – Calvin Porter

Calvin reported that the last Finance Committee Meeting had to be broken across two dates due to one of the bank statements arriving later than expected. The two reviews showed once again, that there were no discrepancies identified in the financial books of PCC. The next Finance Committee Meeting is scheduled for 10am on 12/15/21 at the PCC Office. As always, anyone from the general membership or PCC Board is encouraged to attend.

GROUNDS / MAINTENANCE REPORT

1 – Chuck Mitchell stated he had a call from a potential property buyer asking if he could install a Sani-Can on his property if he buys a lot. The Board discussed the matter and decided to have Chuck tell the caller (if he calls back) that he has sent the inquiry to the Board. Brett stated that he felt pretty strongly that this is a precedent we do not want in PCC. While it was acknowledged that there are potentially two to three legacy Sani-Cans within the community, they are not something that we want to see proliferate. With that in mind, Brett will look at our Membership Handbook to see if any generic reference would support disallowing such an item.

2 – Property Issues (Outstanding) - Cecile Roy

Nothing to report per Cecile Roy.

3 – Property Issues (New)

No new issues reported.

4 – Diversion Dam – Bill Balcom reported that the new diversion dam has been built and that we are now waiting on a period of dry weather, in order to install it.

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

6 – Burn Ban Status – Burn ban for open fires is over. Permits are available online and are good through 6/30/22.

GOOD OF THE ORDER

Chuck reported that the owner of Lot 248 had voiced a concern about the diversion dam and the water flow from the small pond, due to the heavy rains and snow melt. Bill Balcom stated that the dam was working well so far and that it is being watched carefully. The owners of Lot 248 have unfortunately constructed their building too close to the creek's path and the County has asked them to remove many of the obstructing items from the bed of that stream.

Brett Anderson mentioned that the Board still had one open position. Steve Olson asked Robert White if he would accept a nomination to the Board. He indicated that he would, so Steve nominated Robert White and the nomination was seconded by Chuck Mitchell. There were none opposed. The Board welcomed Robert as the newest director and informed him that he will need to run for the balance of the open term at the next Annual Meeting. Robert will need to submit a bio in the meantime.

Adjournment

With no further issues reported, the meeting was adjourned at 3:31 PM (Motion Steve Olson, Second Chuck Mitchell). The next regular PCC Board Meeting was scheduled for January 9, 2022 at 1pm, in the PCC office. This date is subject to change due to some potentially significant scheduling conflicts.

Respectfully submitted,

Brett Anderson, Secretary _____ Date _____

Attest: Bill Balcom, President _____ Date _____