



PARADISE COMMUNITY CLUB, INC.

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We are an equal opportunity Employer and Service

**PCC Board Meeting Minutes
March 13, 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 President, Bill Balcom presiding.

Board Members Attendance:

| | | | |
|------------------------------------|-----------------------------|---------------------------------------|---------------------------------------|
| Bill Balcom (President) | Bill Krause (VP) | Brett Anderson (Secretary) | Chuck Mitchell (Treasurer) |
| Calvin Porter | Robert White | Steve Olson | Rose Gaines |

Staff Attendance:

| | |
|---|--|
| Julie Edwards (Office Clerk) | Ben Pacatte (Water Manager) |
|---|--|

Guest Attendance: Rod Glyzinski, Herb Gaines, Cecile Roy, Kathy Balcom, Shirley Anderson, Joyce Mitchell, Ben Anderson, Lucia Mihlas and (Gary Arneberg, Debby Arneberg, D.L. Kragler and Phil Farcy – from Bavarian Retreat)

OLD BUSINESS

After introductions, the Board reviewed the minutes of the January Board Meeting. After review, Bill Krause 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 balances for the period ending 2/28/22 were stated as follows:

PARADISE COMMUNITY CLUB, INC.
MONTHLY TREASURER REPORT
PERIOD ENDING: February 28, 2022

| | |
|---|---------------------|
| Checking Balance as of January 31, 2022 | \$ 85,275.41 |
| Deposits for the month of Feb | +\$ 30,891.32 |
| Expenses for the month of Feb | -\$ 7,003.84 |
| Checking balance as of February 28, 2022 | \$109,162.89 |
| | |
| Savings Account Balances as of December 31, 2021 | |
| CDs | \$33,741.75 |
| Savings | \$45,902.83 |
| Total SAVINGS/CDs | \$79,644.58 |
| | |
| Total Financial Assets | \$188,807.47 |

Chuck also stated that, due to his absence from the office, he did not report on income and expenses for the month of January. The above totals are accurate, only the transaction amounts for January were not reported. Chuck will capture those in the coming days. There were no questions regarding the numbers and Bill Balcom thanked Chuck for his report.

WATER SYSTEM REPORT – Ben Pacatte

1 – Bill Balcom and Brett Anderson updated the attendees regarding the status of the Bavarian Retreat consolidation feasibility study. Because there were a few people in the audience from Bavarian Retreat, Bill offered to answer any questions that they may have on the topic. Surprisingly, there weren't any questions but the attendees did state that they had a big decision to make and that they felt like the decision was a bit rushed as they are expected to vote on the matter at their 4/20/22 membership meeting. They will also be voting on a new president as Peggy McNamara will be resigning her position on that same day.

2 – Bill Balcom informed the audience that Ben Pacatte has informed Bavarian Retreat that he will no longer provide water system support to them after 4/20/22. Brett informed the Bavarian Retreat attendees that Ben's decision has nothing to do with the water system consolidation study currently being considered. As the rest of the meeting did not pertain to Bavarian Retreat, the BR guests excused themselves.

3 - Ben Pacatte reported that our water system status remains GREEN for both Well House #2 and Well House #4 and that the systems were running quite well.

4 – Unfortunately, Ben reported that someone had illegally climbed over the fence at WH#4 and stolen 40 or more gallons of diesel from the attached generator. This is an estimated \$240 loss. Brett Anderson stated that the new account with World Kinect Fuels should be active in approximately one week, which will allow Ben or Jim to fuel the water truck with gasoline and the diesel slip tank with off-road diesel at a significant discount. Bill Balcom stated that he will order a set of cameras for each well house and Brett Anderson suggested that the Board look into some motion-sensing lighting as well.

5 – Ben requested that he be allowed to enroll Jim Roddewig into the upcoming Water Operator I class in Auburn, scheduled for 6/15 & 6/16. After a brief discussion, Bill Krause motioned to approve Jim's enrollment and expenses. The motion was seconded by Chuck Mitchell and there were none opposed. Ben will get Jim enrolled and further schedule him into a certification testing facility as soon as he completes the course.

6 – Bill Balcom then suggested that, due to the amount of carry-over funds from 2021, the Board consider scheduling a cul de sac water line upgrade for the Spring/Summer period. The Board discussed the remaining upgrades and unanimously agreed that Stevens Place was the highest priority. Brett Anderson motioned to pursue the upgrade for the water line from WH#2 through Stevens Place. The motion was seconded by Bill Krause and there were none opposed. Bill Balcom will contact Morningstar Construction and begin the County permit process. Bill Balcom will also try to coordinate the work with the removal of the two alder trees that have recently been washed into Big Creek (same contractor).

OFFICE ISSUES – Julie Edwards/Chuck Mitchell/Brett Anderson

Accounts in Arrears

1 – Brett Anderson reported that accounts with significant arrears remain at four but that there are about 6 more accounts that will be added to the demand letter file if not paid by 5/1. Brett also explained that the Covid-19 moratorium on late fees for the past two years, coupled with staff turnover in the office, resulted in a less than smooth re-entry into late fee notifications. He accepted blame for the confusion and has since worked out a smoother process, which will begin on 3/28/22.

2 – Annual Picnic/Work Party/Annual Meeting Dates – The Board discussed these dates and the following is the resulting schedule:

Work Party – June 11th – 9am

Annual Meeting – June 12th – 10am-2pm Pot Luck Format

Annual Picnic – August 20th – Noon to 4pm

(Free music has been offered by Sweet Thang & The Stumblers!)

Brett to look into a reusable Event Banner for the Picnic.

COMMUNITY WATCH/EMERGENCY MANAGEMENT – Steve Olson

1 - Steve Olson reported that there were no issues reported at the February meeting and that the next meeting is scheduled for 10am on Saturday 4/30/22 in the PCC Community Center.

2 – Emergency Management – Steve also reported that the propane tanks for the office generator have been topped off and stand at or near 90% full. Additionally, the generator at WH#2 has had its motor replaced under warranty. The service company recommends that the generators be covered with a roof in order to protect them from the elements, especially snow and ice. Bill Balcom also offered to sell PCC 4

6''x6''x10'+ posts for \$100 to support a roof structure at WH#2, if needed. The Board will perform site visits to check the layout and material requirements.

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 – Fire Department Update – There were no known updates related to the fire department. Chuck Mitchell was unable to attend the 3/9/22 meeting.

5 – Calvin Porter reported that the long-standing sign on the island parcel near the Paradise Estates entrance was partially painted over, effectively erasing the crime watch “eye” on the sign. A discussion ensued regarding who owned the sign and the property. Brett reported that the land was owned by a private party and nobody was sure about the sign ownership. It was decided to purchase another crime watch sign – one that would be placed nearer the PCC entrance. Brett will look into a custom sign that allows us to post meeting dates throughout the year.

FINANCE COMMITTEE – Calvin Porter

1 - Calvin reported that the last Finance Committee Meeting (2/16/22) 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 4/20/22 at the PCC Office. As always, anyone from the general membership or PCC Board is encouraged to attend.

2 – Calvin then walked the Board through the proposed 2023 budget. Both Calvin and Brett pointed out clarifications of numbers that required more context than feasible on the spreadsheet itself. After the review and a brief discussion, Bill Krause motioned to accept the budget for proposal to the general membership at the Annual Meeting. The motion was seconded by Rose Gaines and there were none opposed.

GROUNDS / MAINTENANCE REPORT

1 – Property Issues (Outstanding) – Julie Edwards/Chuck Mitchell
There were no outstanding property issues reported.

2 – Property Issues (New) – Julie Edwards/Chuck Mitchell
There were no new property issues reported.

3 – Diversion Dam – We are still waiting for an acceptable period of dry weather and low water in order to install the gate control. The dam has however performed well so far this winter.

4 – Dog Issues – None reported.

5 – Burn Ban Status – There are no burn bans currently in effect. Brett reminded the audience that now is a good time to secure a free burn permit as they will not be seasonably available after 6/30 – possibly even sooner.

6 – Other - Brett Anderson asked if we had heard from Lewis County about the pending culvert replacements (since the engineer we met with left his position). Bill Balcom asked Ben Pacatte if he could contact Curt at Lewis County to get a status. Ben agreed to do so.

A member reported that someone has been using the area behind the water towers as a toilet. After a brief discussion, Bill Balcom asked Steve Olson to secure a bid to fence off the areas in front and behind the towers to keep folks out of the area.

GOOD OF THE ORDER

An audience member stated that Erika Broska’s family is trying to put together a Celebration of Life event and would like to utilize the PCC Community Center. The Board not only approved this request, but also offered to help fund the food to be served, in recognition of everything that Erika did for the community. The date was tentatively set for 4/23/22 from Noon to 3pm.

A member described how difficult it can be to enter Lake Holiday from the shore, as there is nothing to hang onto and the bottom is quite rocky and slippery. She suggested adding a single railing that folks could hold onto as they enter or exit the water. This led to a discussion about the pesky erosion points that tend to appear around the shallow “kiddie” area. The Board agreed to check out the lake to see what is required to remedy both concerns.

Chuck Mitchell stated that he has a commercial countertop ice machine available at no cost if the Board feels that it can be of use in the office. After some concerns regarding maintenance were addressed by Chuck, the Board agreed to give it a try. The unit will be placed onto the counter after the meeting and cleaned and plumbed at a subsequent time.

Adjournment

With no further issues reported, the meeting was adjourned at 3:33 PM (Motion Chuck Mitchell, Second Steve Olson). To avoid a conflict with Mother’s Day, the next regular PCC Board Meeting is scheduled for May 1, 2022 at 1pm, in the PCC office.

Respectfully submitted,

Brett Anderson, Secretary _____ Date _____

Attest: Bill Balcom, President _____ Date _____