



PARADISE COMMUNITY CLUB, INC.

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We are an equal opportunity Employer and Service

**PCC Board Meeting Minutes
November 13, 2022**

The meeting of the Paradise Community Club Board was called to order at 1:07 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)	Robert White
Calvin Porter	Joan Williams	Steve Olson	Rose Gaines

Staff Attendance:

Julie Edwards (Office Clerk)	Ben Pacatte (Water Manager)	Jim Roddewig (Water Operator)
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Guest Attendance: Rod Glyzinski, Herb Gaines, Betsy Steinhart, Darlene Krause, and Cecile Roy

OLD BUSINESS

The Board reviewed the minutes of the September Board Meeting. After review, Steve Olson motioned that the minutes be accepted as written. The motion was seconded by Bill Krause and there were none opposed. Motion carried.

NEW BUSINESS

TREASURER’S REPORT

In the absence of the Treasurer, the previously prepared Treasurer’s Report was read by Bill Balcom. The bank balances for the period ending 10/31/22 were stated as follows:

PARADISE COMMUNITY CLUB, INC.
MONTHLY TREASURER REPORT
PERIOD ENDING: October 31, 2022

Checking balance as of September 30, 2022	\$ 66,864.20
Deposits for the month of October	+\$ 7,168.45
Expenses for the month of October	-\$ 56,563.40
Checking balance as of October 31, 2022	\$ 17,469.25

Savings Account Balances as of October 31, 2022

CDs	\$33,764.57
Savings	\$45,905.14
Total SAVINGS/CDs	\$79,669.71

Total Financial Assets **\$ 97,138.96**

Brett explained that the expenses for October included the final \$17K+ payment to the State for the SRDF loan.

The Board discussed the pre-payment discount for paying 12-months worth of base water charges. Because the process helps reduce the number of mailings for those individuals, the Board approved keeping the current 5% discount incentive in place (motion Calvin Porter, 2nd Bill Krause).

The Board then discussed what Annual Dues should be set at for 2023 and after the discussion, the Board approved keeping them at \$250 (motion Bill Krause, 2nd Calvin Porter).

WATER SYSTEM REPORT – Ben Pacatte

1 – Bill Balcom updated the attendees regarding the status of the Bavarian Retreat consolidation feasibility study and stated that the 12/31/22 deadline for final approval of the study portion is now at risk. The State DOH has requested further information and asked that some of their contact information be updated to new numbers, etc. This will require additional time from the assigned engineer and our internal resources as well.

2 - Ben Pacatte reported that our water system status remains GREEN. He noted that there is a sticky valve at WH#2 but that it is merely an annoyance, one he will get resolved soon. He reported that the programmable logic controller at WH#4 recently required outside attention to be able to communicate with the newly replaced tower water level sensors. He said that, while the technician WAS able to get them communicating, he strongly recommended that the PLC be replaced with a ubiquitous brand (Siemens) in order to ensure future support. The existing module is considered obsolete. Ben also reported that the water towers have now been cleaned and the roofs sealed with epoxy. The board requested that Ben pursue the PLC replacement (\$5K-\$7K estimate) after 1/1/23.

3 – Ben reported that Jim Roddewig is now a certified water operator, after passing his exam (applause).

4 – Brett Anderson mentioned that the electrician (Mark Nolan) that we have used historically has shut down his business and gone to work for another company. He can still serve us but he can only do so by our calling Advanced Septic to have him dispatched.

OFFICE ISSUES – Julie Edwards/Brett Anderson

Accounts in Arrears

1 – Brett Anderson reported that accounts in arrears count has now shrunk to the lowest number he can recall. He also reported that the reinstatement of late notices and 10-day water shutoff notices has resulted in several “slow paying” accounts getting caught up. Currently, there are 2 accounts in the foreclosure process, 2 more with liens in place and 1 property making agreed-upon payments.

2 – Annual Picnic 2023

The Annual Picnic is scheduled for August 19, 2023 and the band (Sweet Thang and The Stumblers) has been confirmed for that date.

3 – Short-Term Rentals

Bill Balcom asked Betsy Steinhart if she had anything to report, on behalf of the STR owners. Betsy said that they were still in the process of organizing and that they are looking into ways to give back (playground equipment, etc.).

4 – **Office Processing** - Steve Olson reported that the folder that was stored in the garage appears to work well but seems to be missing a catch bin for the folded papers. Brett said that he would capture the model number of the unit and research buying the missing piece(s) if they cannot be found.

COMMUNITY WATCH/EMERGENCY MANAGEMENT – Steve Olson

Steve Olson reported that there was nothing of note to report from the last Community Watch meeting. He further reported that our propane generators were in good shape regarding oil (he added a bit in order to top one off) and fuel. Bill Balcom asked Steve to request annual servicing via Al’s Powerhouse. The next meeting is scheduled for 10am on Saturday 2/25/23 in the PCC Community Center. He reminded the group that there will be no meeting in the month of December.

Bill Balcom reported that PCC is STILL waiting to hear back from PCFD23’s attorney regarding our 6/29/22 offer to sell the land parcel that they had inquired about. Appraisal data is forthcoming.

FINANCE COMMITTEE – Steve Olson

1 - Steve reported that the last Finance Committee Meeting (10/19/22) found no discrepancies. The next Finance Committee Meeting is scheduled for 10am on 12/21/22 at the PCC Office. As always, anyone from the general membership or PCC Board is encouraged to attend.

GROUNDS / MAINTENANCE REPORT

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

Lot 225 has now removed the appliances from the front porch of the RV deck. Lot 227 has seen little improvement but now sports an empty utility trailer in front of it actively being loaded. While the overall

lot condition is not yet acceptable, there is reason to believe that some effort is being made to rectify the situation.

2 – Property Issues (New) – Julie Edwards/Robert White

None reported. Brett Anderson explained that he had created a non-compliance tag for a dumpster at the road, but that standard issue garbage cans are not regulated by PCC covenants.

3 – Diversion Dam – The water levels are currently of no concern. Jerry B. reported that the level was 8-10” higher during the recent multi-day rainstorm. So far, surface water is being handled well by the dam.

4 – Dog Issues – None.

5 – Burn Ban Status – There is no burn ban currently in effect.

6 – Lawn Maintenance – N/A – the latest mowing, along with aeration and fertilization appears to be the last activity for the season.

7 – Other - Bill Balcom stated that the piles of branches along the fence line near Lake Holiday were placed there by an unknown fisherman, trying to clear spots for casting. Bill asked Ben to have Jim get them removed and chipped up.

GOOD OF THE ORDER

None

ADJOURNMENT

With no further issues to discuss, Bill Krause motioned that the meeting be adjourned. The motion was seconded by Robert White without opposition. The meeting was therefore adjourned at 2:56pm. The next PCC Board Meeting is scheduled for 1pm on January 8, 2023 in the PCC office.

Respectfully submitted,

Brett Anderson, Secretary _____ Date_____

Attest: Bill Balcom, President _____ Date_____