



PARADISE COMMUNITY CLUB, INC.

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We are an equal opportunity Employer and Service

**PCC Board Meeting Minutes
January 8, 2023**

The meeting of the Paradise Community Club Board was called to order at 1:13 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)	Robert White (Grounds)
Calvin Porter (Finance)	Joan Williams	Steve Olson (Em.Management)	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, Darlene Krause, Kathy Balcom, and Cecile Roy

OLD BUSINESS

The Board reviewed the minutes of the November Board Meeting. After review, Bill Krause motioned that the minutes be accepted as written. The motion was seconded by Steve Olson 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 12/31/22 were stated as follows:

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

Checking balance as of October 31, 2022	\$ 17,469.25
Deposits for Nov-Dec	+\$ 33,248.88
Expenses for Nov-Dec	-\$ 23,041.57
Checking balance as of December 31, 2022	\$ 27,676.56

Savings Account Balances as of December 31, 2022

CDs	\$33,764.57
Savings	\$45,906.29
Total SAVINGS/CDs	\$79,670.86

Total Financial Assets **\$107,347.42**

With no discussion heard from the Board, Bill Balcom thanked Chuck for his report.

WATER SYSTEM REPORT – Ben Pacatte

1 – Bill Balcom updated the attendees regarding the status of the Bavarian Retreat consolidation feasibility study and stated that, based on the preliminary judgment of the Department of Ecology (related to Water Rights interpretation); the potential consolidation appears to have little chance of coming together. While we were led to believe that no costs would be borne by PCC, the study has resulted in thousands of dollars that will not be reimbursed by a State agency. The process required by the State has also morphed during the study, resulting in significant additional effort on the part of the PCC Board and employees. PCC awaits feedback on the 2nd version of the Water System Plan, submitted to the Department of Health but there is little optimism on the Board at this time.

2 - Ben Pacatte reported that our water system status remains GREEN. He further noted that the Berman valves in WH#2 are leaking a bit. He believes that we may be able to alleviate the issue by adjusting the pressure delivered by that well. He and Jim will make the necessary adjustments and report back their level of success. If new valves are ultimately required, the Board has approved their procurement. He reported that the logic controller at WH#4 was reviewed by outside consultants and, due to its obsolescence; they strongly recommend that it be replaced with a supported model from Siemens. The Board discussed the request and agreed that Ben should pursue a firm quote to be socialized with the Board. Ben will pursue a firm quote for parts and labor.

3 – Ben further reported that he recently became uneasy at the low level of propane in the WH#2 tank. He stated that the community had experienced at least 7 power outages of late and that we needed to refill our supply of propane. Ben did not have contact information for our supplier, so he contacted Stanly Oil in Morton, who topped off our tanks. Chuck will get the Peak Propane contact information to Ben and Jim to prevent any future delays.

4 – The water team is also keeping a close watch on the booster pump, which is showing signs of fatigue. The rebuild cost of this pump has already been approved by the Board.

5 – After a suggestion by a member, Ben Pacatte and Bill Balcom openly discussed the concept and advantage of adding solar-powered gate openers to the gates at WH#2 and WH#4. A member recommended a resource for such installations and Bill Balcom took the “to do” to follow up on pricing and feasibility). The result will be added to the discretionary budget for capital items.

6 – Brett Anderson shared the existing Reserve Fund Study, approved by the Board several years ago. He stated that he felt strongly that, due to pricing increases for materials and labor, the PCC Reserve Account needed to be increased. After discussion, the Board instructed the Treasurer to transfer \$10,000 from the end of year carry-over to the Savings account, while Money market and CD rates could be explored for a potential secondary disposition of those funds.

7 – The Board recognized Jim Roddewig’s recent certification and opened a discussion regarding his compensation and hours limitation. After the discussion Joan Williams proposed that Jim’s hourly rate be increased by \$3 to \$25 (effective 1/1/23) and that his allowable hours average be increase for 13-15 hours to 20 hours per week. The motion was seconded by Steve Olson and there were none opposed.

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 – Short-Term Rentals

There were no attendees to represent the Short-Term Rental owners at this meeting. Therefore, there was no report, other than Robert White stating that they are still working to organize (but have been delayed by inclement weather).

3 – **Office Processing** - Brett Anderson stated that the faster speed folder machine is in need of a stacker, which runs \$90-100. Steve Olson stated that the folded documents could easily be caught in a cardboard box – at least on a trial basis – and we could later determine if the OEM part was required.

COMMUNITY WATCH/EMERGENCY MANAGEMENT – Steve Olson

1 - Steve Olson reported that, as planned, there was no Community Watch meeting held in December. He further reported that both generators were successfully serviced in December by Al’s Powerhouse. The next Community Watch meeting is scheduled for 10am on Saturday 2/25/23 in the PCC Community Center.

2 - Bill Balcom reported that PCC has recently heard back from PCFD#23 regarding the proposed sale of the land under the LCFD#17 Fire Station within Paradise Estates. Most of the requirements set forth by PCC have been agreed to and Bill asked the Board if any remaining issues should prevent the initiative from moving forward. After discussion, the Board unanimously agreed to move forward with agreeing to

the final few points and continue with the sale, based on the appraised price for the land. Motion Chuck Mitchell, Second Rose Gaines – none opposed. Brett will instruct our attorney accordingly.

FINANCE COMMITTEE – Calvin Porter

1 – Calvin reported that the last Finance Committee Meeting (12/21/22) found no discrepancies. The next Finance Committee Meeting is scheduled for 10am on 2/15/23 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

None reported.

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

A shipping container was reported on lot#250/251. Steve Olson clarified that he was told that the container was a temporary unit, to be utilized to move belongings to a new address for one of the family members. As PCC covenants allow for the 60-day presence of such temporarily placed units, the Board will wait until the next meeting to check on its status. Another lot near the entrance was reported as well but the specific lot# was not clear. This issue will be researched after the meeting.

3 – Diversion Dam – The water levels are currently of no concern. Jerry B. reported that the level was nearing the top of the dam during the recent rainstorms. He had to open the dam a bit to let more water go through to the small pond. It was reported that there appeared to be a small log in from of the Nisqually Way culvert. Bill Balcom asked Ben and Jim to get it removed, as the County has specified that no impediments be placed at the culvert entrance. So far, surface water is being handled well by the dam.

4 – Dog Issues – None have been reported in writing but it is believed that an incident is in the process of being documented.

5 – Burn Ban Status – There is no burn ban currently in effect. It should be noted however that Paradise Estates, per the PCFD#23 website, must now comply with the requirements of that station as to fire size and permit issuance. Members should not simply rely on a Lewis County burn permit, which are vastly more lenient in terms of maximum fire size.

6 – Clean-up Day – The annual cleanup work party day was discussed and scheduled for 9am on 5/20/23.

GOOD OF THE ORDER

After discussion, the PCC Annual Meeting date was set as June 11th, 2023 – 10am-2pm.

Members also informed the Board that two long-term members have recently passed away - Robin Kaiser and Wayne Clark (former Water Manager).

ADJOURNMENT

With no further issues to discuss, Bill Krause motioned that the meeting be adjourned. The motion was seconded by Chuck Mitchell without opposition. The meeting was therefore adjourned at 3:03pm. The next PCC Board Meeting is scheduled for 1pm on March 12, 2023 in the PCC office. Additionally, the May meeting will be moved in order to avoid Mother's Day. The new date is 5/21/23.

Respectfully submitted,

Brett Anderson, Secretary _____ Date _____

Attest: Bill Balcom, President _____ Date _____