



**PARADISE COMMUNITY CLUB, INC.**

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

[Pcc007@centurytel.net](mailto:Pcc007@centurytel.net)

<http://www.paradisec.org>

We are an equal opportunity Employer and Service

**PCC Board Meeting Minutes  
May 21, 2023**

The meeting of the Paradise Community Club Board was called to order at 1:04 PM at the PCC Office – 151 Nisqually Way, Ashford, WA - PCC President, Bill Balcom presiding.

**Board Members Attendance:**

<b>Bill Balcom (President)</b>	<b>Joan Williams (via Zoom)</b>	<b>Brett Anderson (Secretary)</b>	<b>Chuck Mitchell (Treasurer)</b>	<b>Robert White (Grounds)</b>
<b>Calvin Porter (Finance)</b>	<b>Rose Gaines (At Large)</b>	<b>Steve Olson (Em.Management)</b>	<b>Bill Krause (via Zoom)</b>	

**Staff Attendance:**

<b>Ben Pacatte (Water Manager)</b>	<b>Jim Roddewig (Water Operator)</b>	<b>Julie Edwards (Office Clerk)</b>
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**Guest Attendance:** Jerry & Deborah Bosequett, Rod Glyzinski, Herb Gaines, Nick Neville, Kathy Balcom, Shirley Anderson, and Cecile Roy

**OLD BUSINESS**

The Board reviewed the minutes of the March Board Meeting. After review, Rose Gaines 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 in-house bank balances for the period ending 4/30/23 contained a math error, so Chuck Mitchell corrected the error and supplied the corrected report at the end of the meeting. Additionally, the February 28 report was restated to reflect a single entry that was not available in time for the prior meeting. So February 28 Balances were stated as follows:

**PARADISE COMMUNITY CLUB, INC.**  
**MONTHLY TREASURER REPORT**  
**PERIOD ENDING: February 28, 2023**

Checking balance as of December 31, 2023	\$ 29,176.56
Deposits for Jan-Feb	+\$ 99,572.44
Expenses for Jan-Feb	-\$ 70,398.99
<b>Checking balance as of February 28, 2023</b>	<b>\$ 58,350.01*</b>

**Savings Account Balances as of February 28, 2023**

CDs	\$43,767.44
Savings	\$45,907.07
<b>Total SAVINGS/CDs</b>	<b>\$89,674.51</b>

**Total Financial Assets** **\$148,024.52**

**The balances for the period ending April 30, 2023 were stated as follows:**

**PARADISE COMMUNITY CLUB, INC.**  
**MONTHLY TREASURER REPORT**  
**PERIOD ENDING: April 30, 2023**

Checking balance as of February 28, 2023	\$ 58,350.01
Deposits for Mar-Apr	+\$ 40,576.70
Expenses for Mar-Apr	-\$ 29,857.82
<b>Checking balance as of April 30, 2023</b>	<b>\$ 69,068.82</b>

**Savings Account Balances as of December 31, 2022**

CDs	\$43,767.44
Savings	\$45,908.19
<b>Total SAVINGS/CDs</b>	<b>\$89,675.43</b>

**Total Financial Assets** **\$158,744.32**

## **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 to fruition. Further, PCC is still awaiting feedback/approval regarding the 2<sup>nd</sup> version of the Water System Plan, submitted to the Department of Health. Because of staffing shortages at DOH (they have nobody on staff to review our plan), the State has extended the study completion deadline to 12/31/2023.

2 - Ben Pacatte reported that our water system status remains GREEN. He further stated that the installation of the large check valve at WH2, coupled with a recently rebuilt valve, has stabilized the system pressure at 60 psi.

3 – Ben reported that WH4 has a valve that, due to wear, has started to leak water, which is routed through the overflow. Since this isn't the first valve we have seen break down due to long term hydraulic water pressure, Ben is working to proactively order 3 replacement valves.

4 – Ben stated that he had been hearing a few complaints related to an odor and/or brown color related to water from a few isolated folks. He believes that these incidents were either the result of the recent valve replacements or in at least one case, due to extended non-use (going stale in water heater). He recommended that water heaters be flushed out annually to minimize or eliminate the issue. Ben will monitor and flush lines where necessary, to make sure that the issue is resolved.

5 – Jim Roddewig presented the findings to date of the water rates committee. The committee created several different rate models and Jim created an Excel spreadsheet that compared each of them. The committee had thought that their “Scenario 7” was the most appropriate model to recommend. Brett Anderson informed the group that the State Department of Revenue (DOR) taxes water usage if a purveyor exceeds \$24,000 in revenue for actual aggregate water usage. Scenario 7 unfortunately resulted in much of the revenue increase falling into this taxable category, requiring an estimated \$1300 tax payment to DOR. With that, the group discussed an option that they believed would avoid the unnecessary tax. After a lengthy discussion, a new model was proposed and approved (Motion Chuck, Second Robert). The numbers will be further analyzed to make sure they are adequate and avoid the usage tax. (It was determined after adjournment that the usage revenue was still too high, necessitating further research.) The Board hopes to target the August '23 billing as the first increased bill.

## **OFFICE ISSUES – Chuck Mitchell/Brett Anderson**

### **Accounts in Arrears**

1 – Brett Anderson reported that a lot on Kautz had recently sold at Sheriff's Sale and that no other lots are currently in the foreclosure “pipeline”. Two properties still have liens in place however.

### **2 – Short-Term Rentals**

Kent Moffit was not present but had submitted a letter to Bill Balcom suggesting that the Board set up a Facebook account for use only by lot owners. He also suggested that we communicate with members via email. Nick Neville was asked if the STR owners had anything else to report. He stated that there had not been much discussed but that there remained interest in replacing the recently removed “Big Topy” at the big lake. He suggested that the STR owners would likely be receptive to a matching funds type of concept but that they would likely raise more money if PCC had an electronic method of accepting

payments (Zelle, Paypal, Venmo, GoFundMe, etc.). Brett Anderson stated that the current volunteer Board, simply didn't have the skills and/or bandwidth to set up and manage another platform. Bill Balcom suggested to Nick that perhaps Kent would be interested in volunteering time and expertise on that front, perhaps as a non-voting Board member (the Board currently has no vacant positions). Kent's letter also asked about potential STR-coordinated "Movies at the Lake" nights. The Board was supportive of trying this out this summer. We expect to hear more from Kent by the Annual Meeting.

**4 – Billing System** – Bill Balcom reported that our attorney was reviewing a proposed billing outsourcing agreement. Once an agreement is signed, the detailed work of planning the conversion will begin in earnest. Significant detailed work remains and while an 8/23/23 target date is ideal, it is possible this live date will need to be delayed.

**5 – Defibrillator Grant** – Bill Balcom has found a partial grant toward the purchase of an AED device for our Community Building. He does not yet know the amount of the grant but the Board encouraged him to pursue the details, in the hopes that an affordable AED could be secured. Training would follow.

#### **COMMUNITY WATCH/EMERGENCY MANAGEMENT – Steve Olson**

1 - Steve Olson reported that there had been a recent break-in at the Trailhead Restaurant, one where the front door was smashed in. Losses are unknown presently. Steve also reported a cougar sighting within or near Paradise Estates. He further reported that both propane generators have ample fuel and oil. The next Community Watch meeting is scheduled for 10am on Saturday 6/24/23 in the PCC Community Center.

2 - Bill Balcom recapped the outstanding issue regarding ownership of the land under the fire station in Paradise Estates. He reported that PCC and LCFD#17 agreed in concept to sell the land to the fire station sits on to the fire district, assuming the sale is approved by PCC membership and Lewis County Fire officials. The agreed upon price is \$25,000.

#### **FINANCE COMMITTEE – Calvin Porter**

1 – Calvin reported that the last Finance Committee Meeting (4/19/23) found no items of concern. The next Finance Committee Meeting is scheduled for 10am on 6/21/23 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) – Robert White/Chuck Mitchell**

The two violation letters sent after the last meeting have both gotten a response of acknowledgement and have provided briefs plans for resolution. The lots will be monitored to ensure that the necessary work has been completed by the stated deadlines.

##### **2 – Property Issues (New) – Robert White**

Lot 2 is reported to have a resident shipping container. Brett will check into this after the meeting and author a letter if and as necessary.

A lot near the entrance was reported to be out of compliance due to having a large unburnt slash pile for well over a year. Brett requested photographic evidence and the lot number in order to write the requisite letter to the lot owner.

Lot 84 has recently built up a driveway and installed a “pad” and site drainage, in support of adding a rental RV to the lot. The lot has no known septic system, so it is unclear as to what the County has required in terms of waste disposal. The Board has requested that a letter be sent to the owner to request a copy of the permit(s) associated with the improvement of the property. Brett will author the letter.

**3 – Diversion Dam** – The water levels are currently of no concern. So far, surface water is being handled well by the dam.

**4 – Dog Issues** – The office has received several recent complaints related to dogs running free within the community. With one exception, it is unclear who the dogs belong to, making follow up impossible for the moment. It should be noted that dog incidents should be reported to both the PCC office and the Lewis County Sheriff’s office.

**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 apparently comply with the requirements of that station as to fire size (4’ x 4’ x 3’) and permit issuance. Generally, outdoor brush burning will not be allowed after 6/30, so members are encouraged to deal with such debris prior to that date (at the very latest).

**6** – Rose Gaines reported that the sani-can will be installed at the lake on Monday 5/22/23.

**7** – Rod Glynsinski volunteered to remove the Thin Ice signs from around the bodies of water.

### **GOOD OF THE ORDER**

**1** – A member complained that there have been a plethora of cars well exceeding the 25 MPH speed limit. They believed that the majority are tenants of Short Term Rentals. While the issue is clearly not exclusive to Short Term Rentals (STRs), Bill Balcom asked Nick Neville to try to get the feedback to the STR owners, so that they can make sure our speed limit is posted in their rules.

**2** – A member complained that he could not reach anyone at the PCC office, despite several attempts during open hours. He also left voice mail but it was not returned. Bill Balcom acknowledged that coverage had been sparse lately due to personal issues. He stated that we would resolve it immediately.

**3** – Bill Balcom reminded the group that the Annual Meeting is scheduled for 6/11 at 10AM and that the Annual Picnic is set for 8/19/23.

### **ADJOURNMENT**

With no further issues to discuss, Chuck Mitchell motioned that the meeting be adjourned. The motion was seconded by Rose Gaines without opposition. The meeting was therefore adjourned at 3:12pm. The next meeting is the Annual Membership Meeting, which is scheduled for 6/11/23. The next regular PCC Board Meeting is scheduled for 1pm on September 10, 2023 in the PCC office.

Respectfully submitted,

Brett Anderson, Secretary \_\_\_\_\_ Date \_\_\_\_\_

Attest: Bill Balcom, President \_\_\_\_\_ Date \_\_\_\_\_