



**PARADISE COMMUNITY CLUB, INC.**

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We are an equal opportunity Employer and Service

**PCC Board Meeting Minutes  
September 10, 2023**

The meeting of the Paradise Community Club Board was called to order at 1:10 PM at the PCC Office – 151 Nisqually Way, Ashford, WA - PCC President, Bill Balcom presiding.

**Board Members Attendance:**

<b>Bill Balcom (President)</b>	<b>Bill Krause (VP)</b>	<b>Brett Anderson (Secretary)</b>	<b>Chuck Mitchell (Treasurer)</b>	<b>Robert White (Grounds)</b>
<b>Calvin Porter (Finance)</b>	<b>Rose Gaines</b>	<b>Steve Olson (Em.Management)</b>	<b>Joan Williams</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:** Rod Glyzinski, Herb Gaines, Nick Neville, Kathy Balcom, Shirley Anderson, and Darlene Krause

**OLD BUSINESS**

The Board reviewed the minutes of the May Board Meeting. After review, Chuck Mitchell 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**

The Treasurer’s Report was read by Chuck Mitchell. The in-house bank balances for the period ending 8/31/23 were not yet available from the bank, so Chuck Mitchell read the balances as of 7/31/23 as follows:

**PARADISE COMMUNITY CLUB, INC.**  
**MONTHLY TREASURER REPORT**  
**PERIOD ENDING: July 31, 2023**

Checking balance as of May 31, 2023	\$ 63,829.86
Deposits for Jun-Jul	+\$ 17,839.70
Expenses for Jun-Jul	-\$ 45,072.69
<b>Checking balance as of July 31, 2023</b>	<b>\$ 36,596.87</b>

**Savings Account Balances as of July 31, 2023**

CDs	\$43,767.44
Savings	\$45,909.35
<b>Total SAVINGS/CDs</b>	<b>\$89,676.79</b>

**Total Financial Assets** **\$126,273.66**

**WATER SYSTEM REPORT – Ben Pacatte**

1 – Bill Balcom updated the attendees regarding the status of the Bavarian Retreat consolidation feasibility study and stated that BR is working with an attorney and NW Water Systems to try to become eligible for funding on their own. PCC is still awaiting feedback/approval regarding the 2<sup>nd</sup> version of the Water System Plan, submitted to the Department of Health. DOH now has someone assigned to review our plan, but we have not had any feedback from them. The State extended the study completion deadline to 12/31/2023 but we are not sure if the feedback will be completed by then.

2 - Ben Pacatte reported that our water system status remains GREEN. He further stated that the Programmable Logic Controller (PLC) has now been installed in WH4, which provides for much more efficient re-fill activity for the storage tanks.

3 – Ben reported that an excavation machine broke a pipe along Kernahan Road and that he and Jim are exploring what pipe it actually was. The hole showed 4 different pipes and the hope is that the damage is limited to a now abandoned line from the original water system. They will explore further and if necessary, engage the services of Morningstar Excavation.

4 – Ben reported that there is evidence that someone has tried to gain entry into the fenced areas around the WH2 and WH4 buildings. Bill Balcom asked Ben to call the fencing contractor to propose adding reinforced panels to the fencing. He also asked Jim Roddewig to purchase 2 more game cameras so that each WH could be better monitored in terms of physical security (Motion Krause, Second Porter). Ben also mentioned that the new PLC board has the capability of telemetry between the two well houses, if we desire that in the future. Estimated costs are \$5,500 initial expense and \$25 per month for the virtual circuit.

5 – Ben also asked if anyone knew of a scrap snowmobile. He is looking for the front skis from one to affix under the truck’s plow blade, thereby making plowing much easier (by minimizing undue gravel scraping). Ben was given a few places to check for one.

6 – Ben asked if the Board felt there was approximately \$1,200 that could be allocated for powered gate openers for the two well houses. Chuck Mitchell stated that there simply weren’t sufficient funds for such expenditure at the present time.

7 – Ben also stated that the inadvertent water line cross-over on two adjacent STR lots had not been resolved yet. The owner had stated that the lines would be corrected by last fall. After discussion, Brett agreed to look into the Water Rules & Regs to see if some language could be sent to the owner, when asking for an update.

8 – Bill Balcom asked Ben to make sure that the diesel generator stays full as we head into colder weather.

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

### **Accounts in Arrears**

1 – Brett Anderson reported that receivables are in very good shape. We only have 2 individuals who will need an attorney demand letter. Two properties still have liens in place however.

2 – **Billing System Outsourcing** – Brett Anderson provided a status of the 8/28 water billing conversion. Only a few reports of confusion have come in and no incidents of inaccurate numbers have been reported at this point. The fact that the office address (followed by the individual’s lot number) appears in the box marked Service Address has confused several people. Brett will see if Guardian can remove the office address portion in order to lessen the confusion. One person reported that, because the mailing address of each owner also has the words “or current resident”, they were afraid some people may think the letter is simply mass marketing junk mail and therefore toss it away. Brett will see if those words can be removed. Brett also mentioned that he is working with Jim Roddewig to make sure that PCC has processes in place and documented for the few transactions that will not be handled by GWP (Water Availability Notices, Fine Payments, Notice of Disconnect Fees, etc.).

3 – **Defibrillator** – Bill Balcom reported that PCC had now received the AED device for the Community Building. Jim Roddewig will get a bracket for it and install it in the main room of the building. Nick Neville will reach out to Kent Moffitt to schedule a CPR and AED training session in the November timeframe.

4 – **Narcan Drug** – Joan Williams reported that Narcan or its equivalent can be purchased by individuals one dose at a time. The Board and audience discussed the details surrounding maintaining a supply and learning how to administer the drug. After the discussion, it was agreed that PCC will simply rely on first responders to administer the drug if and when necessary.

5 – **Feedback on Picnic/Movie Night** – The collective feedback received was that the Movie Night was a hit! There was interest in doing more of them in appropriate weather. Additionally, the idea of installing a large TV screen in the PCC Community Center and cooking popcorn in inclement weather months was

discussed. The expense of the TV and any other necessary technology will need to be reviewed but the overall thought was to look into the feasibility of making that happen. The audience also asked Brett to see when the band is available again next year. Brett to reach out to The Stumblers.

**SHORT-TERM RENTALS** – Nick Neville reported that this group’s meeting has been delayed until November. He did however mention the example children play toy ideas that he had sent in for review, items that he felt could be installed in phases, as funds are available. While no decision was made in terms of what specific equipment would be funded, the Board approved the idea of matching funds with the STR group (up to \$5,000 – barring unexpected expenses before Spring). Motion Joan Williams, Second Robert White – none opposed. More research will be done in the coming months.

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

**1** - Steve Olson reported that there had been no new crime incidents brought up at the 8/26/23 meeting. Brett asked about the broken windows he had heard about in Echo Valley. Steve stated that it appeared that local youth in that community broke dozens of windows out via vandalism. Monetary loss is very significant. The next Community Watch meeting is scheduled for 10am on Saturday 10/28/23 in the PCC Community Center.

**2** - Bill Balcom reported that the PCC and LCFD#17 lot sale is working through the final paperwork at this time and he is hopeful that we will receive the proceeds by year’s end.

**3** – Steve Olson reported that the fluorescent lights in the garage do not provide sufficient light in the winter time due to cold weather. He suggested swapping them out for LED lights. Jim Roddewig also reported that the two 4’ fluorescents in WH#4 are quite dim in cold weather. After a brief discussion, the Board approved the purchase of 6 new LED fixtures from Costco (4 for the garage and 2 for WH#4), estimated at \$150-\$160. Motion Steve, Second Brett.

**4** – Bill Balcom also asked Steve Olson to inventory our emergency shelter supplies and make sure we have fresh batteries and such in them. He would then like Steve to label the tubs and provide a list of needs for the inventory.

**FINANCE COMMITTEE** – Calvin Porter

Calvin Porter reported that the last Finance Committee Meeting (8/16/23) again found no items of concern. The next Finance Committee Meeting is scheduled for 10am on 10/18/23 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

Three violation letters were sent with 9/30 deadlines. One was for Lots 133/134 and those lots have had significant cleanup performed now. Another (Lot 227) has shown no change as of the meeting date. The third (Lot 80) has performed some cleanup but may not yet be compliant due to inoperable and/or unlicensed vehicles. This lot will be looked at after the meeting. Another complaint was made regarding the apparently abandoned motorhome near the entrance of Paradise Estates (Lot 74). Another letter will be sent to the lot owner to either make the RV compliant, or remove it from the lot. These lots will be monitored to ensure that the necessary work has been completed by the stated deadlines.

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

None reported.

**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 3 new complaints related to dogs charging residents/guests within the community. Warning letters were sent to 2 of the 3 dog owners, as the 3<sup>rd</sup> dog’s owner could not be identified. 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 a TOTAL burn ban currently in effect due to extremely dry conditions.

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

**7 – Surface Water Plan from Lewis County** – While the community hasn’t had problems in this area for a while, Brett asked about the status of the Public Works engineer who was supposed to get two under road culverts replaced. After a brief discussion, Brett agreed to call Lewis County Public Works to see if he can get a status as to the timing for the replacements.

**GOOD OF THE ORDER**

**1** – A few members complained that there have been too many cars significantly exceeding the 25 MPH speed limit. They are suspected as primarily belonging to those using Short Term Rentals. While the issue is clearly not exclusive to Short Term Rentals (STRs), Bill Balcom asked Nick Neville to see if the STR owners can make sure our speed limit is posted in their rules.

**2** – Bill Balcom announced that Brett Anderson has tendered his resignation, effective at the 2024 Annual Meeting. A replacement for his Board and Secretary role is being sought for cross-training. Bill stated that, given the age and tenure of the Board, he expects at least a couple more such resignations in the near future.

**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 2:49pm. The next regular PCC Board Meeting is scheduled for 1pm on November 12, 2023 in the PCC office.

Respectfully submitted,

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

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