



**PARADISE COMMUNITY CLUB, INC.**

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We are an equal opportunity Employer and Service

**PCC Board Meeting Minutes  
November 12, 2023**

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:**

<b>Bill Balcom (President)</b>	<b>Joan Williams</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>		

**Staff Attendance:**

<b>Ben Pacatte (Water Manager)</b>	<b>Jim Roddewig (Water Operator)</b>
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**Guest Attendance:** Rod Glyzinski, Herb Gaines, Kent Moffitt, Nick Neville, and Bill & Darlene Krause

**OLD BUSINESS**

The Board reviewed the minutes of the September Board Meeting. After review, Joan Williams motioned that the minutes be accepted as written. The motion was seconded by Charles Mitchell and there were none opposed. Motion carried.

**NEW BUSINESS**

**BAVARIAN RETREAT WATER / PCC WSP UPDATE**

Bill Balcom provided a brief background of the DOH Study regarding potential consolidation, after which he turned things over to James Taylor, President of Bavarian Retreat. James shared a 10-step action plan that he hopes to follow. The timeline is fairly aggressive and its commencement is heavily dependent on having 25 full-time people living within BR. He stated that they are currently at 23 and that he believes two more homes will soon be occupied. If they can reach 25 or more, they would no longer be deemed a Transient Community, and would be able to retain their full water rights in order to better assure a functional merger with Paradise Estates water system. If all deadlines within the plan are met, BR should

be enjoying PCC water via a new distribution system that they fund with Grants/Loans from Washington State. There appeared to be some concern in the audience as to whether or not this can all happen without negatively affecting PCC. Bill Balcom thanked James for the update.

### **TREASURER’S REPORT**

The Treasurer’s Report was read by Chuck Mitchell, reflecting the account balances as of 9/30/23, as the October bank statements were not yet available.

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

Checking balance as of July 31, 2023	\$ 36,596.87
Deposits for Aug-Sep	+ \$ 15,508.31
Expenses for Aug-Sep	- \$ 28,397.02
<b>Checking balance as of September 30, 2023</b>	<b>\$ 23,708.16</b>

### **Savings Account Balances as of November 12, 2023**

CDs	\$43,767.44
Savings	\$45,910.07
<b>Total SAVINGS/CDs</b>	<b>\$89,677.51</b>

**Total Financial Assets** **\$113,385.67**

### **WATER SYSTEM REPORT – Ben Pacatte**

1 – Bill Balcom reported that the PCC Water System Plan (WSP) is now complete, having been approved by DOH. It will need to be amended should the BR water system consolidation move forward.

2 - Ben Pacatte reported that our water system status remains GREEN. He further stated that the Programmable Logic Controller (PLC) installation has had a material impact in regards to efficient storage tank filling, which has lowered our power bill significantly.

3 – Ben further reported that he and Jim tried to replace the failed backwash pressure valve at WH2 but the replacement valve was too long to connect to the existing plumbing. (The prior version of the valve has been discontinued in the US.) They therefore installed a prior model brass valve that they had repaired. It is unsure how long that solution will work. Bill Balcom told them that, if they need to modify the plumbing to fit the new style valve, to go ahead and request the work be done by Skyline Pump. The water team will monitor the valve closely for now.

4 – Jim Roddewig reported that the security camera that he has been monitoring at the well house has not reflected any unauthorized human activity. He will continue to monitor.

5 – Ben has not yet been able to locate a pair of front skis from a junked snowmobile. He would like to affix a pair under the truck’s plow blade, thereby making plowing much easier (by minimizing undue gravel scraping). The search continues.

6 – Jim Roddewig reported that he is still working on securing the appropriate lighting to install in the garage and at WH4.

7 – Ben Pacatte stated that PCC would benefit from the purchase of a floor jack and some large open-end wrenches. After discussion, Joan Williams motioned to allocate up to \$300 for the purchase of the tools. The motion was seconded by Chuck Mitchell and there were none opposed. Ben will shop at Harbor freight, which now backs their tools with replacement warranty.

8 – Bill Balcom asked Ben if his logo shirts and coat were still holding up. Ben stated that he could use 2 shirts but did not need a coat. Bill will procure.

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

##### **Accounts in Arrears**

1 – Brett Anderson reported that receivables remain in good shape but that the last billing period exhibited almost double the amount of late payers. He stated that he had found one member with a mis-typed address and suspects that there are more. He and Jim are working with GWP to verify addresses or any other billing related anomalies that they encounter. Having said that, Brett also reported that most of the late payers are “repeat offenders” who seem to simply ignore their bills until there is a threat to shut off and lock the member’s water meter. He further stated that the \$10 late notice fee, which cannot be managed by GWP, consumes too much office resource time and leads to significant confusion when trying to track. He proposed eliminating the charge, simply to alleviate the amount of chaos that it introduces. He stated that the amount of net revenue lost should be about \$100 per month and that perhaps PCC could make that up in another way. A lengthy discussion ensued and the consensus was to avoid raising costs for those who pay on time but to instead focus on the late payers. After further discussion, Brett Anderson motioned to eliminate the \$10 manually-processed fee and to change the current 5% late charge with a flat \$20 late charge in the GWP system effective 1/1/24, presuming that the change was approved by the PCC attorney. The motion was seconded by Chuck Mitchell and there were none opposed. Brett will reach out to the PCC attorney seeking approval.

2 – **Defibrillator** – Bill Balcom asked Jim Roddewig if he could mount the AED bracket near the land line phone in the main room of the Community Office building. Jim will get it mounted. Kent Moffitt reminded the attendees that he will host a CPR/AED/Choking training session on November 18<sup>th</sup> – 1:00PM – 3:15PM. He needs RSVPs from folks who have indicated any historical interest.

3 – **Board Member Resignation** – Bill Krause had submitted his letter of resignation in September, effective 10/10/2023. Bill Balcom thanked Bill Krause for his tenacity and many contributions over the past 15 years that he has been on the Board (group applause). Bill Krause provided his own thanks to the community for allowing him the opportunity to serve. With Bill Krause’s departure, Bill Balcom stated that Nick Neville had shown interest in being more involved in PCC. Chuck Mitchel therefore nominated Nick Neville as a Board Member. The motion was seconded by Calvin Porter and there were none

opposed. Nick will be added to Board Member communications and sit with the Board at the January meeting. All Board Members should replace Bill Krause with Nick Neville on any email distribution lists. Nick's email address is nickwneville@gmail.com.

**4 – Annual Picnic 2024** – Brett Anderson stated that Sweet Thang & The Stumblers are available on 8/17/24 if we would like to set that date for our annual picnic. After a brief discussion, the 2024 Annual Picnic was set for 8/17/24 – Noon to 3PM.

**SHORT-TERM RENTALS** – Nick Neville displayed three potential options for the big toy replacement at the lake. One was a classic Metal and Plastic structure, like what is found in many small parks. Another was a composite decking-based concept, over treated wood. The third was more of a “station” concept, where individual items could be added over time (music pipes, rock maze, crawl log, etc.). The Board had previously earmarked \$5,000 to put toward matching funds. These options all likely exceed a \$10,000 budget but could be made more affordable with volunteer labor. No decision was made in terms of what specific equipment would be funded; the Board will continue to look into options and Nick will work on soliciting donations from some of the STR owners. Kent Moffitt will post the current options on the FB site, along with a survey for folks to indicate their preference. Bill Balcom pledged \$500 toward the structure, in memory of his granddaughter.

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

**1** - Steve Olson reported that there had been only one new crime incident brought up at the 10/28/23 meeting. Apparently, someone broke into the trailer-based espresso stand over by the Ashford gas station. Several items were stolen and there was some damage as well. The next Community Watch meeting is scheduled for 10am on Saturday 2/24/23 in the PCC Community Center.

**2** - Bill Balcom reported that the PCC and LCFD#17 lot sale is now complete and that PCC had recently received the proceeds from the sale. It is from these proceeds that the \$5,000 toward the play toy will originate.

**3** – Steve Olson reviewed the current inventory of our emergency shelter items and supplies. He also requested that we purchase 20 D-cell batteries and 24 AA batteries to replace the aging ones. Chuck will purchase the batteries on his next visit to Costco.

**FINANCE COMMITTEE** – Calvin Porter

Calvin Porter reported that the last Finance Committee Meeting (10/18/23) again found no items of concern. The next Finance Committee Meeting is scheduled for 10am on 12/20/23 at the PCC Office. As always, anyone from the general membership or PCC Board is encouraged to attend. Brett Anderson suggested that a snapshot from Quicken be supplied to the Finance committee for the period they are covering going forward. Jim Roddewig should be able to supply the report for the group.

**GROUNDS / MAINTENANCE REPORT**

**1 – Property Issues (Outstanding)** – Robert White/Chuck Mitchell

The abandoned motorhome near the entrance of Paradise Estates (Lot 74) has now been removed by the lot owner.

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

A concern was brought up regarding an apparent domicile that was being constructed on a wheeled chassis on lot# 252 on Nisqually Way. The Board will issue a letter to the lot owner requesting intentions for the mobile structure.

**3 – Diversion Dam** – The water levels are currently of no concern but recent downpours di raise the incoming flow to within 8” of the dam’s top. A close eye will remain on the dam.

**4 – Dog Issues** – None

**5 – Burn Ban Status** – None. While no ban is in place, a member reported an unattended fire on Lot# 210. The fire was so hot that she did what she could to knock it down and then called the fire department, who finished dousing the embers.

**6 – Surface Water Plan from Lewis County** – Brett Anderson and Bill Balcom are working to contact the appropriate Public Woks resource to re-start movement on the promised culverts, now that Covid-19 restrictions have been lifted.

**7 – Geese Problem** – Research continues on how to rid the community property of the geese, as they are causing heavy damage to the grasses.

**GOOD OF THE ORDER**

**1** – Members want to hold some form of memorial in honor of Cecile Roy. The consensus was that it should wait until the bulk of the winter weather has passed – potentially on 3/9/24 or the day before the May Board meeting (Date TBD). Brett reported that Cecile’s son Martin is interested in attending such an event and will start looking for photos and such. Jenny Balman also produced a small booklet with some nice photos of Cecile and her family. She can have extra copies made for \$20 each.

**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, Calvin Porter motioned that the meeting be adjourned. The motion was seconded by Chuck Mitchell without opposition. The meeting was therefore adjourned at 3:33pm. The next regular PCC Board Meeting is scheduled for 1pm on January 14, 2024 in the PCC office.

Respectfully submitted,

Joan Williams, Acting Secretary \_\_\_\_\_

Date \_\_\_\_\_

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

Date \_\_\_\_\_