

PSA ANNUAL MEETING
July 13, 2002

Present: Doris and Jack Fisher;101-102, Maida Bowers; 1-036, John and Dolores Vitzthum;1-068, Owen Craighead;2-007, Connie and Jerry Scherer; 1-085, Gary Whitehead; 1-104, Pat Workman;1-062, Carl Franks;1-059, Jan and Ron Moon; 2-242-243, Cathy and Bob Waite; 1-038, Robert Johnson; 2-039,Alfred Persson; 1-043, Ted and Darlene Dennewith; 1-103, Dee Ann Kline;1-077-078, Rick Galvin; 2-228, Kim and Julie Ekholm; 087 & 88, Jeff Brock; 1-084, Lee Rice; 1-011, Tom Brookshire; 1-014, Sherri Taft; 1-049, Valerie and Al Cook; 2-229 - 230, John and Jean Moore; 1-024, Sharon Hay;1-022, Jean Sevey; 1-061, Jerome and Ruth Straus; 2-218, Ed and Theresa Collins;2-032, Tim Sayan; 1-020, John and Jan Roney; 2-215, Maggie and Don Foran; 2-043, Helen Kinne; 1-033. Lee Laswell; 1-087-088, Jim and Bettie Cook; 1-060, Bob Howry

1. Call to Order 2:02 pm

John Roney certified the necessary quorum to hold the meeting and validate voting.

Opening remarks

Board President Ron Moon welcomed everyone. He referred to the comment section on the ballot and asked community members to utilize it to write comments/suggestions on the ballot.

2. Approval of minutes of July 14, 2001 annual meeting

Action:

John Vitzthum: Move to approve

Al Persson: Second

Unanimously passed

3. Financial Report – Rick Galvin

Review of 2001-2002 disbursements against budget.

- PSA collected \$45,000 of the \$45,200 in dues. Galvin thanked everyone for paying dues.
- Earned \$4,168 in interest since there were not outlays for the lagoon project.
- Overall outflows have stayed consistent with the budget.
- The remainder of the budget for the lagoon will be rolled into 2002-2003. Same for parks and moorage. We have also postponed the purchase of the generator until the new budget year.
- Water savings are up and total savings 103,199. The only major expenditure for 2002-2003 is the lagoon project.

Review of 2002-2003 budget.

- Interest will be lower as we will be spending down the money for the lagoon.
- We are staying consistent with the transfer of 7,500/yr to water savings. The goal is to get to \$100,000 to use for improvements to water systems.

Action

Jack Fisher: Move to approve 2002-2003 budget

Ed Collins: Second

Unanimous approval

4. Facilities Report- Bob Waite

Waite thanked everyone for coming to the work party.

- The work on the storage building will continue after some approval is received from the county.
- We will be doubling up fingers after the lagoon project is done. This will provide some additional stability to the fingers.
- This next year we will be digging up some of the concrete in the basketball court and removing the tree trunks that are growing under it.
- A new basketball hoop and flagpole will be installed after the lagoon project is completed.

4. Request for Eagle Scout project

Ron Moon Introduced Tim Sayan Jr. Sayan asked community for permission to put in a new flagpole for his Eagle Scout project. It will be illuminated from the bottom 24 hrs/day. He has researched flagpoles and suggests using internal halyards, as they are more secure. He suggested putting it at the spit, where the tree is, but asked for community input on other potential sites.

A question was raised as to how he would get power to the pole. Sayan responded that installation would involve digging a trench and tapping into the power source in the hut. This meets PUD requirements.

Question was asked about the life/stability of a flagpole. Sayan responded that some Can withstand 90-mph wind.

Moon commented that he has been working with Sayan on this project. He will be meeting with the facilities committee to determine where the flag will go. Moon suggested community members write a note on their ballot if they have a preference for placement of the flagpole.

5. Water Report- Jack Fisher

- Fisher thanked everyone who has helped through the year: George Young, Rob Miller, Tim Sayan and his sons, Buck Killinger Owen Craighead, Rod Green and Allan.
- All water tests are fine.
- Jack has attended 4 water classes in the last year. He will be taking one more class this month to bring him up to the 3.0 CEU in order to be a qualified State Water Purveyor.

Our well is now linked to a satellite based tracking system.
In September, will have 5 yr. health inspection. Fisher referred the community to CCR (Consumer Water report) to read the reports of the well. He reminded everyone to conserve water. We are using 20% more water than we were using at this time last year.

6. Lagoon Report- Ron Moon

We ran into a permit problem last September when the person who had been handling the permits left her position. We were not able to get everything in order to do the project last fall. The current status of the lagoon project is:

- The fisheries dept and Mason County Health Dept have both extended the permits.
- The contractor has been putting in a rock wall in order to keep more silt from going into the lagoon.
- A crane has been moved in and filtering fabric placed at entrance to the lagoon.
- Work in the lagoon area can begin July 15.
- We are considering extending the bulkhead to the drainage ditch. This would need to be done prior to the dredging. Cost is \$3,100 to complete this project. However, we do not have the funds in the budget to complete this project. If we don't do this now, we may not get permits.

Jack Fisher suggested that postponing purchase of the generator for another year we could extend the bulkhead without raising dues.

Action

Ed Collins: Move to budget the extra funds to extend the bulkhead to the drainage ditch.
Don Foran, Second

Discussion:

Bev Green: Is anything going to be put on top of that dirt?

Ron Moon: No, as there will be a berm with the dredged dirt. It will eventually be put into lawn, as it cannot be used for parking.

Jerome Strauss: Asked for and received clarification of the extension of the rock wall.

Unanimous vote

Moon told the community that he hopes lagoon will be reopened by the 3rd week of August. If the weather is good, it might even be sooner. The project also includes adding new fingers.

Moon asked the community to consider reelecting the board current members until this project is completed.

Moon remarked that Alan has been a tremendous help and is involved in making the fingerlings. Th power pole by the tree has been taken down and the other hot pole will be disconnected prior to the beginning of the dredging.

7. Old Business

John Roney: Asked for status of landlord committee.

Ron Moon: Not much has been done because of work on the lagoon. The board will probably appoint a new committee and include board members and non board members. Everyone received a copy of the county rules re: grass clippings and garbage storage. There are no leash laws, but owners are supposed to clean up after their dog. The county has laws referring to the number of vehicles that can be on a property.

Rick Galvin: A group was appointed two years ago. They decided to defer to existing state and county rules and not make new community rules. The group expressed concern with handling problems that are not a legal issue and felt that “gray” problems should not be addressed through the board, but through a mediation group.

Tim Sayan: Reminded everyone that original covenants describe how to change them. He asked that people be thinking of pertinent changes to be made in 2006 (the next period that changes can be made).

8. New Business

A. Election of trustees

Action

Jerome Strauss: Move to reelect 5 people whose terms are up.

Al Persson: Second

Unanimous

9. Questions and comments from lot owners

John Roney: Reminded everyone that the ballot contains a place for comments to the board. Please turn those in

Beverly Green: Question: Who is the contractor for the lagoon?

Ron Moon: Reponse: Curt Bennet, owner of Bob Kimbel construction

Moon reported that he has received bids from \$180 to \$750 to remove the tree by the basketball court. If we do this, we will cut it up and distribute to community members. The Facilities committee will decide what to do with the stump.

Rick Galvin: Commented on upcoming plans. After the lagoon project, the board will be developing a 5 year facilities plan. Please put suggestions on the ballott/suggestions form

Tim Sayan: Reminded the community that Paradise Estates is not obligated to fund the flagpole. Part of the Eagle project is to solicit funds for the project. Tim Sayan Jr. will be sending out letters and asking for individual donations.

Valerie Cook: Expressed thanks to the board for their hard and harmonious work. She left flyers for a lot and a boat for sale.

John Roney: Reported that they have a new grandson and pictures to show.

Jack Fisher: Welcomed new lot owners. Jack Aury; Shawn and Leslie Etheredge.

Action:

Al Persons: Move to adjourn

John Vitzthum: Second

Unanimous

Community member comments

John and Jan Roney: Look into logging Paradise Estates, selling logs to pay for logging. This would improve views and property values. It would make it safer- harder for crack houses to hide, etc. Could help prevent some break-ins. Thanks for a good job.

Don and Maggie Foran:

Good job, board. This meeting was well handled too. I would encourage the board not to set up a separate resolution committee if there are disputes with a landlord. Instead, look into using the Dispute Resolution Center. They have trained mediators and are low cost.

Jerome and Ruth Strauss:

Keep up the work on enforcing the elimination of decomposing cars, etc . Get garbage collection or disposal to be a requirement.

Lee Laswell:

Keep up the great job.

Theresa Collins:

The entire board is doing a great job. Thank you. Would you please consider putting in a beach volleyball court when the lagoon project is complete. There are lots of families who would love to be able to use it.

Jerry and Connie Scherer:

We would like to be on a landlord committee. Please contact us at home 360 7483431 or cell 5200427

Ted Dennewith:

Volleyball, horseshoe pit, Big Toy, Sand Box

Owen Craighead: No more Real Estate Salesmen

Jim and Bettie Cook:

Please place the flagpole by the lake as suggested by Sayan on Eagle Scout project.

Anonymous:

Get the people in the trailer on Lakeview off the road NOW!!!

John Roney: Reported that they have a new grandson and pictures to show.

Jack Fisher: Welcome to new lot owners. Jack Aury, Shawn and Leslie Etheredge.

Action:

Al Persons: Move to adjourn

John Vitzthum: Second

Unanimous