

**PSA ANNUAL MEETING  
July 12, 2003**

Present (by sign-in): Maida Bowers- Lot 1-036, Doris and Jack Fisher- Lot 1-101 and 1-102, Janice and Ron Moon- Lot 2-242 and 2-243, Alfred and Jacquie Persson- Lot 42 and 1-043, Alex and Soni Duclos- Lot 1-075 and 1-076, Gary Whitehead- Lot 1-104, Jerry and Connie Scherer- Lot 1-085, Sharon Hay- Lot 1-022, Don and Maggie Foran- Lot 2-053, Dan and Maureen Hall- Lot 1-031, Les and Harriet Dooley- Lot 2-049, George Young- Lot 2-001, Carl Franks- Lot 1-059, Tim Sayan- Lot 1-020, Don and Lorraine Glenn- 1-079, Kevin Miller-1-081, John and Jan Roney- Lot 2-044 and 2-215, Larry Pazaski-1-023 and 2-234 , Julie Ekholm- Lot 86 and 87, Al Morris- Lot 2- 219, Shawn and Leslie Etheredge- Lot 2-019, Dan Stewart Lot 2-020, Fred Warbingon- Lot 1- 126 and 1-127, Owen Craighead- Lot 2-007 and 2-008, Seabie and Charleen Sapp- b Jean and John Moore- 1-0 24, Barbara Bordeaux- Lot 2-207, James Sims- Lot 2-052, Warren Porter- Lot 45, Bob Howry- Lot 221, Pat Workman- Lot 1-062, Robert Johnson- Lot 2-039, John Vitzthum- Lot1-0 68, Bob Waite- Lot 1-038, Jim and Bettie Cook- Lot 1-060, Bill Kirkland- Lot 1-073 and 1-080, Darryl and JoAnn Stephens- Lot 1-051, Rick Galvin- Lot 2-228, Dee Ann Kline- Lot1-077 and 1-078, Helen Kinne- Lot 1-033, Archie Cook- Lot 2-229 and 230, Tracey Wardean, Jerome Straus-Lot 2-218, Olive Turner Fredrich Lot 2-241.

1. Call to order 2:12 p.m. by Ron Moon, Board Chairman.

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

2. Opening Remarks: Ron Moon, Board Chairman.

Moon recapped a major drug bust on Wed July 9. Two methamphetamine labs were busted. One lab was in a house and the other was in a garage behind the house. Five people were arrested and law enforcement officers are still looking for two. The Mason County Sheriff Dept. Drug Task Force and Washington State Dept. of Ecology were involved. One of the property owners gave consent prior to the raid.

Moon asked that community members hold their comments until later in the meeting during the Public Comment agenda item. He also encouraged lot owners to use the ballot for comments or for ideas for the board to consider.

3. Approval of minutes from July 13, 2002

**Action**

Jack Fisher: Move to approve the meetings from July 13, 2002.

Sharon Hay: Second

Unanimously approved

4. Financial Report: Rick Galvin, Treasurer

- Galvin reported that for fiscal year '02-'03, \$44,600 of out of a total of \$45,000 in annual dues was collected.
- Last year, the board waived moorage fees. Therefore the 2002-2003 did not reflect revenue for moorage. \$1,800 in moorage fees has been received by June 2003.
- **The board did not purchase a backup generator this year, so that \$4,000 was moved to the '03-'04 budget. Jack Fisher worked with the PUD to arrange emergency backup.**
- The biggest expenditure overages were in the park. Dry rot was found in the float area and required some repairs. Some additional rockery and landscaping was put in to stabilize the banks. A new lawn mower was purchased.
- The board also authorized money to help Timmy Sayan purchase the flagpole for his Eagle Scout project. He did not receive enough community donations to purchase the pole. However, donations are still being accepted.
- The budget is back to business as usual year for this year. The budget has an estimated deficit of \$2,810. Unless we do something about it, we will need to draw from savings or water savings.
- The board has talked about establishing a 5-year plan, but nothing is in the works for this year.

Seabie Sapp: Why did we spend so much money?

Answer: The park maintenance and upgrades were more than expected. We did not have good enough estimates on some of the lagoon and park work.

**Action:**

Jack Fisher: Move to accept the budget

Jean Moore: Second

Ayes carried the vote.

5. Facilities Report: Bob Waite

2003 work party

- We did a lot of work on the fingers in the marina
- The storage shed was almost finished.
- The picnic shed roof was scaled.
- The concrete areas were power washed.
- We added the upper level of rockery to the bank.

2004 plans

- More double fingers will be installed this year.
- The picnic shed will undergo some renovations. Some of posts and beams and the shed are in need of repair.

Karl Franks: Why have all the parking spaces been reduced?

Ron Moon: When the lagoon plans were sent to the county, they responded that we would need to comply with the new parking rules which include installing catch basins and asphalt. The Facilities Committee discussed this with the architect and engineer and due to the expense of this type of project, made the decision to make a playground of the large grassy area. Plans were redrawn and approved by the county. The Facilities committee has designated parking for bikes, scooters and cars. It will be sufficient most of the time.

Seabie Sapp: Should you not have come back to the community after the plans were changed?

Ron Moon: The community authorized the board to take action. If we had gone back to the community, the project would have been delayed another year.

John Roney: What is the issue? There are 50 people here and only 4 spots are taken.

Larry Pazaski: I talked with Alan and was told that only once or twice a year is there a problem.

Connie Scherer: Could you add a handicapped spot?

Ron Moon: A very good idea. That suggestion will go to the Facilities committee.

Kevin Miller: Could we angle park along the lagoon?

Response: The Facilities Committee considered that. They had concerns about cars getting trapped.

Dan Stewart: Could we move the 6 x 6 back when the parking needs are greater?

Ron Moon: That would be against the county regulations and could potentially get us into problems.

Rick Galvin: Could we have temporary overflow parking?

Ron Moon: We can look at that.

Ron Moon: We spent \$1,300 for a new lawn mower, and got a trade in of \$400 for old mower. The new mower has a catcher.

Larry Pazaski: Have you considered increasing moorage fees to cover the costs of repairs to the boat docks. \$50/single and \$75/double are way below market value.

Tim Sayan: Please clarify that owners can rent more than one slip.

Ron Moon: That is correct. This practice has been occurring a long time. Renters also rent moorage, but owners have priority.

Karl Franks: Several years ago, we used boat moorage funds to rebuild the moorage. The money has now been absorbed into the general budget.

Jeff Bergerson: I want to comment about the lights. The types of light that are used diffuse one third of the light up and out. I have been researching this. The lens can be replaced for \$25/ post and the light will be diffused straight down. I also question why the lights are on all year, even though the lagoon is empty.

Ron Moon: I will refer this to the facilities committee.

Larry Pazaski: Has a cost study been done on the picnic shed. Is it an 04 or 05 project?

Ron Moon: No decisions yet.

Kevin Miller: Can the park budget be itemized next year? It is the single largest budget item.

John Roney: I have a list of every check written last year. I will be glad to share it with anyone. There are several line items in the budget that represent park expenses.

Ron Moon: The expenses do not take into account all the free labor.

Shawn Etheridge: There were not many people at the work party. Why aren't more of you out helping?

George Young: A lot of people have put in a lot of hard work over the years. They may have just decided to take a year off.

6. Water report: Jack Fisher

- We had to buy a new pressure pump. The old one was put in 1966. We are putting in a rebuilt pump.
- Please water lawns only once a week. Try to conserve as much water as possible.
- Thank you to George Young, Buck Killinger, Owen Craighead, and Tim Sayan for all the work they have done over the years.
- If anyone is starting to work on new property, be careful not to dig near the water lines.

Maureen Hull: Do we have any water conservation plan? I work in water conservation for the City of San Diego.

Ron Moon: No.

Maureen volunteered to make recommendations to the board.

Jean Moore: The lagoon looks great and the board is to be commended.

Jon Roney: I want to clarify to an earlier statement. We have not drawn down the water budget at all. We are still putting in \$7,500/yr towards our goal of achieving a balance of \$100,000.

Ron Moon applauded John Roney for the work he does as our accountant.

Rick Galvin: The emergency generator has been on budget for three years. It is perfectly clear that revenue from dues and moorages only cover expenses. The Facilities committee feels they need to make-do with the monies available. We are starting to work on a 5-year plan to accommodate the needs of all the lot owners. When we set this plan we probably want to consider raising dues. The philosophy of the current board is to not raise the dues unless there is a justified and planned need.

Ron Moon: The county has new rules regarding disposal of waste. The county will be responding to complaints. Property owners are responsible for ensuring that their property is clean.

### **Old Business**

1. Lagoon Project (addressed)
2. Storage Shed –(addressed)
3. Renters and Landlord Forms

Ron Moon reminded property owners of the Landlord Form that needs to be filled out if property is rented.

Karl Franks: I would like clarification about how renters have access to a member's only property.

Larry Pazaski: This has been a long-term issue. I feel that many of the problems in the community come from renters and their lack of responsibility and commitment to the committee. They affect safety, property investment, and financial stability of owners.

Alan Morris: This might be the time for the board and members to evaluate a new CCR regulation related to this problem. I would like to make a recommendation to the board to review the CCRs and come up with new by-laws.

Ron Moon: Due to recent activities, we will be putting together a renter's group and a neighborhood watch group. The sign up sheets are available at this meeting.

Al Perssons: I have a problem with kids being on my property. They have been riding bikes and even come onto the property when I am there.

Fred Warbington: I have been burglarized several times in the last 6 years. I have a 30-year history with Paradise Estates and have not had a problem until now. My kids do not like to come to the lagoon alone as they are concerned confrontations with some of the kids.

Connie Scherer: I signed up for a committee last year and was never called.

### **Action**

Al Morris: Move to declare a moratorium on future rental properties and renters until such times as the association has voted on a new by-laws and CCR to modify the current CCR.

Larry Pazaski: Second

Dee Ann Kline: I don't believe that we can legally do that.

Rick Galvin: Read the current covenants for revising the covenants. The are due to be revised in 2007.

Tim Sayan: Tim read from Articles of Incorporation to limits on Bounds of Authority and commented that taking this action would exceed those limits.

Jean Moore: Can the association vote as a whole to nullify the covenants? I would like to ask that the board review this position

George Youngs: If you have an emergency you can't wait 10 years to change the covenants or by-laws. When it says 10 years, that automatically rolls over, unless the community agrees to changes.

Larry Pazaski: This means that any property that is currently rented could not be rerented after the tenants move out. Also, no new properties could be rented.

Sharon Hay: Is the subject of renter's addressed in the CCR?

Ron Moon: "Vacation rentals are different from long-term leases. "Vacation" rentals are licensed and revenue is collected.

### **Action:**

Al Moore: Amend the motion. The board will review the CCR and review the feasibility of changing the CCR outside of the 10-year cycle. They will report to the community within 30 days.

Question from community: Is 30 days adequate?

Al Moore: Amend the amendment. The board will have 60 days to report to the community.

Jim Cook: How many board members have renters in this community? It seems that there is a conflict of interest

Voice vote: undetermined

Ayes: 32 favor

Nayes: 7

Motion carried

### **New Business**

1. Election of Trustees

Positions open: Jeff Brock, Tim Sayan, Ed Collins, Bob Johnson, and John Vitzthum.

### **Action:**

Nominations:

John Vitzthum, Larry Pazaski, Tim Sayan, Al Morris, Jeff Brock, Bob Howry , Jeff Bergeson, Bob Johnson

Sharon Hay: Move nominations be closed.

Larry Pazaski: Second

Passed by voice vote

New board members (in order of votes received)

Larry Pazaski (30)

Bob Johnson (28)

John Vitzthum (27)

Jeff Bergeson (26)

Al Morris (25)

Vitzthum: Move to adjourn

Second:

Unanimous