**Paradise Shore Association**

**Meeting – Saturday January 18, 2014 11am**

**Location - Phil Grabicki’s House 1401 Island View Rd. Grapeview**

**Time: Called to order 11:25 by President Phil Grabicki**

**BOD Present: Phil Grabicki, Robert Cook, Maureen Allen, Rick Galvin**

**BOD Missing: Bob Miller**

**PSA Members Present: Rob and Susan Koenig, Tina Simms, Bill Davies, Michael Allen, Larry Pazaski**

**Agenda and Minutes**

1. Acceptance of the minutes of the 10-12-2013 meeting as already approved via electronic vote.
   1. Rick Galvin made a motion to approve the minutes, Robert Cook second the motion and the motion passed.
2. Appointment of Susan Koenig to the BOD as already approved via electronic vote.
   1. Robert Cook made a motion to accept Susan Koenig to the PSA BOD for a 3-year term, Rick Galvin second the motion and the motion passed.
3. Request by Tina Simms to be appointed to the BOD.
   1. Susan Koenig made a motion to accept Tina Simms to the PSA BOD for a 3-year term, Phil Grabicki second the motion and the motion passed.
4. Review of Bill Davies status as a BOD member.
   1. Maureen Allen made a motion to reinstate Bill Davies back onto the PSA BOD for a 2-year term, Rick Galvin second the motion and the motion passed.
   2. Terms were discussed and are:
      1. Phil Grabicki, Rick Galvin, and Bill Davies - 2 years (May 2015)
      2. Maureen Allen, Bob Miller, and Open – 1 year (May 2014)
      3. Robert Cook , Susan Koenig, Tina Simms – 3 years (May 2016)
5. Renew caretaker contract for Dave and Mary Ann Orvis.
   1. Rick Galvin stated this need to be discussed in an Executive Session, BOD agreed to move item.
6. Open and count ballots received re: 2014 budget.
   1. Ballots were opened before the meeting and counted by BOD: Phil Grabicki, Maureen Allen, and Residents: Rob Koenig, Susan Koenig, Tina Simms
   2. Approved 35, Against 5 – The Budget for 2014 has been officially approved
7. Water review, to adjust billing method to reflect that we are not selling water. This will not change the amount of the bill but will move the water charge to the M&O budget where it belongs with a penalty for excessive consumption.
   1. Discussed changing our base rate terminology rate of 3000 cu’ feet no charge and apply the fee to Capital Reserves Operation M&O, and 3001-3800 cu’ feet will be titled as conservation penalty
   2. Discussed overages of use for July and August bill
   3. Discussed double lots with one meter, double lots requesting a second meter
   4. Rick Galvin moved to go out and request services from 2 CPA’s to engage into a professional services contract with PSA, Rob Cook second the motion and the motion passed.
8. Review status of the playground project and funds expended to date.
   1. Discussed costs to have the playground installed (~$8000) professionally
   2. To hire the 35 holes dug ($850) and 6 yards of concrete ($625)
   3. The overall cost of the playground project was kicked back to the Finance Committee and they would report back.
   4. Rick Galvin motioned to reallocate from the facilities reserve an additional $2000 to complete the playground equipment project, Phil Grabicki second the motion and it was passed.
9. Review status of the facilities upgrade and repair.
   1. Discussed within #8 (digging holes and concrete work)
10. Discuss outdoor sign and authorize funds for same.
    1. Kicked back to the Facilities Committee
    2. Rob Cook will find out who did the Mason Benson sign
11. Report from Rick Galvin re: generator costs and sale of dock ladders.
    1. Kicked back to the Water Committee to strip down the bid received with what we asked for and report back.
    2. Ladders were posted on Craigslist and once sold Rick will put the money back into the account where the ladders were originally purchased from.
12. Request from Maureen Allen for reimbursement of funds spent for office items.
    1. Rob Cook motioned to reimburse Maureen Allen ($30.82) spent on behalf of BOD business, Bill Davies second the motion and it was passed.
13. Request from Maureen Allen for reimbursement for mileage.
    1. Rob Cook motioned to reimburse Maureen Allen ($211.75) for mileage to and from Port Orchard and Belfair to make copies and sign checks and to also buy a printer for no more than $100 to be used for PSA business and a black and white cartridge only, Bill second the motion and it passed.
    2. It was also discussed that all travel must be approved by the BOD ahead of time as this is excessive and more than our yearly budget allows. Travel is to be done while doing other personal errands and such unless there is an emergency, in which it still needs to be approved ahead of time.
14. Request from Maureen and Michael Allen for removal of PUD wire on their property and PUD’s proposal of costs involved.
    1. The cost of ($644) was suggested that PSA pay to have wires moved that cross over the neighboring lots which have been in place for about 40 years. PSA does not need the wires moved, but the homeowners are requesting PSA pay for it because it crosses over their property.
    2. One of the concerns was the wire that attaches to a tree. The Facilities Committee had PUD3 come out a few years ago and tighten up the wire(s). At that time, the safety of the wire and the playground was talked about in regards to moving the wire(s) in which PUD3 said they would not move them without a cost and that it had been that way for a very long time and was just fine.
    3. Rick Galvin kicked this back to Facilities and will report out at a later date.
15. Review moorage contract and fees.
    1. Discussed raising the fees but since we are not selling out it was decided to leave the fees as is and this is. This is a matter for the Facilities Committee.
    2. The Boat Slip Form was discussed regarding the Hold Harmless Statement that was added due to PSA’s insurance and protects PSA.
16. Other Matters that may properly come before the board.
    1. Financial Report by Maureen Allen was given.
       1. Robert Cook moved to accept the financial report, Bill Davies second the motion and it passed.
       2. Robert Cook moved that the amounts of up to $1 be written off. If an amount is over $1 then we owe them and it gets credited back to their bill. Phil Grabicki second the motion and it passed.
    2. Member Larry Pazaski read and handed a copy of a letter regarding specific statements and allegations directed at individual Board Members.
       1. BOD response: this will be investigated and responded to at a later time.
    3. Rick Galvin motioned to reconvene in an Executive Session to discuss the Caretaker’s contract following and moved to adjourn the meeting at 2:15. Susan Koenig second the motion and it passed.