

## **PARADISE SERVICE ASSOCIATES**

### **July 21, 2018 Board of Directors Meeting Minutes**

Time: **10:00 A.M.**      LOCATION: **The Hut**

OFFICERS PRESENT: President Velinda Brown, Vice President Tom Moore, Secretary William James (via telecom), Treasure Brenda Bamford

DIRECTORS PRESENT: Jan Moon, Blair Harter, Joe Quarto, Darlene Dennewith

DIRECTORS ABSENT: None

ASSOCIATIONS ATTENDEES: Maureen Allen, Larry Pazaski, Ron Sellar, Dean Graves

President Brown announced that the meeting will be recorded and if any attendee does not want their statement to be recorded to please advise the board now. No objections to the recording were stated by the attendees.

#### AGENDA TO FOLLOW:

##### ITEM 1: CALL THE MEETING TO ORDER

- a. The meeting was called to order at 10:03 a.m.

##### ITEM 2: PRESIDENT'S REPORT presented:

- a. Regional HOA meeting to be held July 31 was cancelled
- b. Discussed Ferrell gas co-op possibility: Paradise Shores members are invited to join, contact Jacob Behrens 360-509-7645. Co-op can get reduced propane gas rates, need 5 member minimum, 10 or more is best variable rate. Current leased tanks with other vendors can be exchanged at no cost. Member will have to make arrangement for tank pick up.
- c.

##### ITEM 3: APPROVE MAY Board Minutes

- a. May 19, 2018 BOD meeting minutes read. Motion to approve minutes made by Blair Harter, seconded by Jan Moon, motion passed unanimously.

##### ITEM 4: OLD BUSINESS

- a. LED street lights completed, discussed park light intensity adjustment.
- b. Property Foreclosure action proceeding.

##### ITEM 5: NEW BUSINESS

- a. OPEN BOD position (Vacated by Rick Galvin)
  - 1. Candidates Maureen Allen and Larry Pazaski each made a statement to the board and a secret ballot was taken
  - 2. Ballot results: 4 for Maureen Allen, 4 for Larry Pazaski According to our legal counsel, we must have a majority vote of directors present to appoint a director at a board meeting. Therefore, neither candidate was appointed.
  - 3. Request made by William James to enter executive session following conclusion of regular business to discuss the open board position and the vote.
- b. Comment form received on speed humps/bumps feasibility/installation and golf cart operating requirements.

1. It was reported that many vehicles speed down our fairly straight roads at excessive speeds.
  2. It was reported that members have observed that children are overloading and operating golf carts in a reckless manner without proper adult supervision.
  3. **Action item:** Secretary William James will research and report back to the board at its next meeting
- c. New legislation passed by Washington State regarding budget ratification.
1. Will be contacting legal counsel to inquire impact to association business.
  2. Referred to Governing Documents committee for review

**ITEM 6 COMMITTEE REPORTS (due Wednesday prior to the board meeting):**

- a. Governing documents report:
1. Recommended changes/discrepancies between documents. Governing Doc committee will be presenting formal language change in next few months. Articles and Bylaws must be approved by members, Rules can be approved by the Board.
    - i. Change to # of board members (Articles state 10, Bylaws state 9)
    - ii. Change to the annual meeting date (currently 1<sup>st</sup> Saturday in June)
    - iii. Change to the annual dues date (currently Dec 31)
    - iv. Voting by mail (currently not an option)
- b. Facilities report
1. Next meeting to be in August
  2. Many items to be replaced: Broken see saw, under side of women's bathroom sink,
  3. April to present: Dean has replaced dock boards, installed new basketball hoop, replaced broken water line in bathroom, replaced pins in ski dock many times, replacing rotten boards as necessary.
  4. Current Balance of park reserve is \$19,356.36 (\$725 collected in launch fees)
  5. Smoking areas/rules in park are being followed
  6. Appreciation gift for dean mentioned.
- c. Finance report
1. Dues for 2 lots is still outstanding
  2. Budget for 2019 adopted by membership
  3. IRS notice for back wages, NWS failed to file for 2014 Federal return and 2nd/4<sup>th</sup> qtr 941's, for 1<sup>st</sup> 3<sup>rd</sup> and 4<sup>th</sup> quarter of 2015 year.
  4. NWS will be notified and asked to reimburse for our expenses once they are determined.
  5. NWS new billing system and paying system: Allows members to view bill on line, pay electronically, etc. There is a transaction fee.
  6. Last meeting was July 18. Next meeting TBD
- d. Water report
1. Update of water system pump house monitoring system: parts have arrived and are being installed
  2. Status of environmental survey corrective actions: ladder configuration is only thing remaining to be addressed
  3. Hydrant flush following tank cleaning: May have to wait until spring 2019
  4. Motion made by Joe Quarto, second by Blair Harter, to increase tank cleaning bid (received bid for \$2900) up to a max of \$5000.00. Motion Unanimously passed.
  5. Hydrant painting completed (Thanks to Joe and Valerie Quarto)

6. Next meeting September 6<sup>th</sup> at 5pm, location at Larry P's garage.

e. Marina report

1. Preparing designs, plans and reports for submission of permits to various agencies for new docks.
2. Next meeting TBD following completion of the above for permits.
3. Safety Incident with watercraft at night, possible revoking of park privileges.
4. Safety sign posting location.
5. Warning letter will be drafted/sent for park/marina violations.
6. Kayak/paddle board storage rack: moved to facilities committee and Tim Vack has volunteered to research types and cost
7. Notice of public hearing for mason lake district.

f. Public relations:

1. New owner report
2. Web page group members are Velinda Brown, Joe Quarto, Brenda Bamford: Next session TBD
3. Next meeting is scheduled for September.

ITEM 7: OTHER MATTERS THAT MAY COME BEFORE THE BOARD (each member limited to approximately 2 minutes). Members will notify BOD upon signing in that they wish to be heard.

a. None

Regular business completed, executive session convened at 11:58 a.m., An executive meeting was announced and attending non-BOD members were asked to temporarily leave the meeting room. Executive session entered to discuss the sequence of events that led up to the secret ballot, the results of the annual membership meeting write-in ballot for the open board position, and the legal counsel interpretation of our bylaws and rules regarding write-in ballot voting and board of directors voting.

Executive session ended at 12:03pm, regular open BOD meeting resumed. No change to previous vote. Open board position will remain vacant until at least the next BOD meeting.

Motion to adjourn at 12:03 pm. by William James, seconded by Tom Moore, motion carried by majority.

The July 21, 2018 BOD Meeting Minutes are respectfully submitted by PSA Secretary William James.