

PARADISE SERVICE ASSOCIATES

January 19, 2019 Board of Directors Meeting Minutes

Time: **10:00 A.M.** LOCATION: **MBCC**

OFFICERS PRESENT: President Velinda Brown, Secretary William James

DIRECTORS PRESENT: Jan Moon, Blair Harter, Larry Pazaski, Darlene Dennewith

OFFICERS ABSENT: Vice President Tom Moore (Excused) & Treasurer Brenda Bamford (excused),

DIRECTORS ABSENT: Joe Quarto (excused)

ASSOCIATIONS ATTENDEES: Tina Simms, Jacob Greenfield, Merrisue Steinman, Dean Graves, Rob Koenig

AGENDA FOLLOWS:

ITEM 1: CALL THE MEETING TO ORDER

- a. The meeting was called to order at 10:05 a.m
- b. 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 was stated.

ITEM 2: PRESIDENT'S REPORT presented:

- a. No Regional Coalition of Mason County HOA meeting was held in December 2018.
- b. Delinquent dues invoices will be mailed February 2nd with a \$10 late fee.
- c. Additional street light added by PUD to E Shore Drive for safety. Larry Pazaski will contact the PUD to trim trees to allow proper lighting in all direction.

ITEM 3: APPROVE MAY Board Minutes

- a. November 18, 2018 BOD meeting minutes to be read and approved. Minutes approved unanimously.

ITEM 4: OLD BUSINESS

- a. Foreclosure action has been terminated for E Mason Lake Dr., lien has been released, and file closed as per payment of all delinquent charges have been paid by the lienholder. PSA received \$9499.36 to bring all accounts up to date to including late fees and interest of over \$1,200.00.

ITEM 5: NEW BUSINESS

- a. Vacated board position #10 (as passed at Sept BOD meeting)
No interest in open position.

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

- a. Bylaws (Chairman Vacant):
 - i. Report
 - 1. Nothing to report
 - ii. Next meeting: TBD
- b. Facilities (chairman Will James/Co chair Jan Moon)
 - i. Facilities report
 - ii. Project list 2018 (update) and 2019
 - iii. Park reserve balance: \$19,633.32
 - iv. 2019 Caretaker ad to gauge interest in the area for the coming on-season for the caretaker position will be posted soon via social media.
 - v. Park security: Walk in gate pin pad locking system, approximate cost \$2,700 bid. Will be discussed as the next facilities committee meeting.
 - vi. Camera system has been purchased and will be installed in the future.
 - vii. Two kayak storage racks have been purchased and will be assembled at a future date.
 - viii. Next meeting: TBD
- c. Finance: (Chairman Brenda Bamford) presented by Velinda Brown
 - i. Financials (copies provided)
 - 1. About 100 people who have not yet paid annual dues.
 - 2. General checking balance \$65,000+/-
 - 3. Savings balance \$32,00+/-
 - 4. Moorage reserves \$84,000+/-
 - 5. Facilities \$19,000+/-
 - 6. Finance committee will be reviewing 2018's income and expense to determine excess funds not expended will be split between savings account and park (facilities) reserve.
 - 7. Last meeting held January 14th.
 - 8. Moorage loyalty program received over \$7,000.
 - ii. Next meeting: TBD
- d. Marina: (Chairman Blair Harter)
 - i. Last meeting was following the November BOD meeting.
 - ii. Marina update: still working through the SERPA and JARPA permitting process.
 - iii. Next meeting: following the January 19th BOD meeting.
 - iv. Motion made by Blair Harter to move the purchase and administration of the kayak racks from the marina committee to the facilities committee, seconded by Darlene Dennewith. Approved by 5 votes in favor, 1 vote abstained.
- e. Public Relations

- i. Sheriff's meeting report (Maureen Allen)
 - ii. New owners (Darlene Dennewith)
- f. Water: (Chairman Tom Moore/Co chairs Will James/Larry Pazaski)
 - i. 2018 Project list update:
 - 1. Storage Tanks to be cleaned February 8, 2019 (Liquivision)
 - 2. Flush hydrants in April 2019. Tom contacted Rural Evergreen Water to assist.
 - 3. Action items:
 - a. order 2.5 hose to direct blow-off standpipe discharge.
 - b. Ditch and cabling for south well source connection to monitoring system.
 - ii. Next meeting: TBD
- g. Web Page Group (Roger Biggs, Velinda, Joe Q, Tim Vack, Warren Zeitleheck)
 - i. Committee charter
 - ii. Met with web page administrator for training. Any suggestions are welcome and will be discussed and brought to the web page administrator.
 - iii. Next meeting: TBD

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.

Merrisue Steinman, made statements about the Grapeview Development Plan.

Motion to adjourn at 11:06 by Larry Pazaski, seconded by William James, motion approved unanimously.

The January 19, 2019 BOD Meeting Minutes are respectfully submitted by PSA Secretary William James.