

PARADISE SERVICE ASSOCIATES

November 17, 2018 Board of Directors Meeting Minutes

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

OFFICERS PRESENT: President Velinda Brown, Secretary William James, Treasurer Brenda Bamford

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

OFFICERS ABSENT: Vice President Tom Moore (Excused)

DIRECTORS ABSENT: None

ASSOCIATIONS ATTENDEES: Merrisue Steinman, Anna Puderbaugh, Jacob Greenfield, Dean Graves, Warren and Suzy Zeitelheck, Maureen Allen, Rob Koenig

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.

AGENDA FOLLOWS:

ITEM 1: CALL THE MEETING TO ORDER

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

ITEM 2: PRESIDENT'S REPORT presented:

- a. Reminder: Regional Coalition of Mason County HOA's: There will be 4 meetings in 2018, on the 5th Saturday of the month. The next meeting will be Saturday, December 29, 2018. Meetings are restricted to Board members.
- b. Reminder: Dues invoices will be mailed week of November, 26th and due Jan 31, 2019.

ITEM 3: APPROVE MAY Board Minutes

- a. September 15, 2018 BOD meeting minutes read. Motion to approve minutes made by Jan Moon, Seconded by Darlene Dennewith. Motion carried unanimously.

ITEM 4: OLD BUSINESS

- a. Foreclosure action: attorney following through with bankruptcy against 1 owner. Possible sheriff sale in February.

ITEM 5: NEW BUSINESS

- a. Vacated board position #10 (as passed at Sept BOD meeting) mentioned, no one indicated interest in running.
- b. Approve 2019 BOD & Annual meeting dates of January 19 BOD at MBCC, March 16 BOD at MBCC, May 18 BOD at The Hut, Annual Meeting at the HUT
On July 6, July BOD 20 at the Hut, September BOD 21 at The Hut, November 16 BOD at The

Hut, motion made by Larry Pazaski to accept meeting dates as read, seconded by William James, motion carried unanimously.

- c. Larry Pazaski turned down position of Bylaws Committee Chairman.
- d. Set 2019 Moorage and daily rate: No change was made to seasonal moorage \$200/\$400) and daily moorage rate (\$15).
- e. Set 2019 launch fees: motion to keep launch fees same as previous year (\$25) by William James, seconded by Joe Quarto. Motion passed with 1 no vote.

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
 - 1. Stated most projects were completed.
 - iii. Park reserve balance: \$19,632.67
 - iv. Facilities committee met September 22, 2018 at The Hut. William James elected as the Primary Co-Chair, Jan Moon elected as secondary Co-Chair.
 - v. Discussed methods for securing access to the park while maintaining access for HOA Members. Discussion was held with members in attendance. Intend to get quotes for gate locking system.
 - vi. Discussed park security and purchasing a camera security system.
 - vii. Discussed planting of native plants along the shoreline by Jan Moon and the intention to include help from Mason Conservation District.
 - viii. Mentioned the next major park event of January 1st Polar Plunge.
 - ix. Discussed the intention to secure the basketball court. Decided to not secure the basketball court after discussion with the board and members in attendance. Tabled this item for further evaluation and assessment of gate locking/entry system.
 - x. Next meeting: TBD
- c. Finance: (Chairman Brenda Bamford)
 - i. Financials (copies provided)
 - ii. Next meeting: TBD
- d. Marina: (Chairman Blair Harter)
 - i. 2018 Projects update:
 - ii. Water watch signs: Ready to install spring 2019
 - iii. New marina design: permits are in progress, approximately 40 hours expended so far.
 - iv. 2 Kayak storage racks to be ordered by William James up to a total \$1200.
 - v. Discussed possible means to fund
 - vi. Next meeting: November 17 after BOD meeting, and again following the January 19th BOD meeting.

- e. Public Relations
 - i. Sheriff's meeting report (Maureen Allen) Nothing to report.
 - ii. New owners (Darlene Dennewith)
- f. Water: (Chairman Tom Moore/Co chairs Will James/Larry Pazaski)
 - i. 2018 Project list update:
 - 1. Monitoring and reporting alarm system installed. Software and source meters installed and operating with exception of a lack of communication between the south well and the monitoring system.
 - 2. New tank floats installed. Alarm float installed to stop the booster pumps if the tank level drops too low.
 - 3. Storage Tanks to be cleaned in December 2018 (Liquivision)
 - 4. Flush hydrants in April 2019. Tom contacted Rural Evergreen Water to assist.
 - 5. Thanks to Joe Quarto and his wife for painting of all the fire hydrants. They look great.
 - 6. Action item: add an agenda item during the next committee meeting to investigate digging new ditch and laying new cable to enable communication of the south well source meter.
 - 7. Flushing via blow-off standpipes completed by Joe Quarto and Larry Pazaski. Cycling of all isolation valves in the water system was completed. Specific valves are being monitored due to significant resistance.
 - 8. Inspection of all water meter and meter boxes completed. Noted two specific meter boxes with issues.
 - 9. Action item to order 2.5 hose to direct blow-off standpipe discharge.
 - ii. Next meeting: TBD
- g. Web Page Group (Roger Biggs, Velinda, Joe Q, Tim Vack, Warren Zeitelheck)
 - i. Report
 - ii. Committee charter presented for review. Following review motion made by Larry Pazaski to send the Committee Charter back to committee for changes and approval, seconded by Velinda Brown. Motion approved unanimously. Revised committee charter will be submitted for review and approval by email.
 - 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.

- a. Merrisue Steinman made statements concerning the Port of Grapeview Industrial Development plan.
- b. No further speakers.

Motion to adjourn at 12:03 by William James, seconded by Blair Harter, motion approved unanimously.

The November 17, 2018 BOD Meeting Minutes are respectfully submitted by PSA Secretary William James.