

Paradise Service Associates BOD Meeting Minutes

May 18, 2019

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

OFFICERS PRESENT: President Velinda Brown, Vice President Tom Moore, Secretary William James

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

OFFICERS ABSENT: Brenda Bamford excused

DIRECTORS ABSENT: Jan Moon excused

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 1: CALL THE MEETING TO ORDER at 10:11am.

ITEM 2: PRESIDENT'S REPORT:

- a. Facilities and marina work party. 12:30pm, after the May 18 BOD meeting (burgers/hot dogs/chips/drink provided for workers)
- b. Annual meeting notice will be mailed June 6, 2019. Packets included informational cover letter, agenda, balance sheet, budget, ballot and proxy form.
- c. Newsletter will be mailed after July 20 BOD meeting
- d. Request for volunteer status by Ralph Morrison (lives next to park on north side)

ITEM 3: APPROVE MAY Board Minutes

- a. March 16 BOD meeting minutes read. Motion made to accept as read by Blair Harter, seconded by William James, approved unanimously.

ITEM 4: OLD BUSINESS

- a. None

ITEM 5: NEW BUSINESS

- a. Annual Meeting July 6, 2019 preparation:
 - i. Need volunteers for sign in table 1 hour prior to meeting at 2PM
 - ii. Need 2 members and 2 board members to count ballots
 - iii. All committee chairs will be expected to give a report at the annual meeting, July 6. The reports should cover the past years activity and be in writing to post to the website.
- b. Vacated board position #10
- c. Incident Report (Facilities)
 - i. Incident report, unauthorized person in the park, jumped into lake when police arrived, written by Dean Graves read by President Velinda Brown. Discussion afterwards including other incidents in the neighborhood. People were urged to report all incidents in the neighborhood to the Sherriff's office.

ITEM 6 COMMITTEE REPORTS:

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- a. Bylaws (**Chairman Vacant**):
 - ii. Report
 - iii. Next meeting: TBD
- b. Facilities (chairman Will James/Co chair Jan Moon)
 - i. Facilities report
 - 1. Kayak rentals
 - 2. Walk in gate
 - 3. Cameras
 - 4. Work party projects after BOD meeting
 - a. Paint Hut ceiling
 - b. Flowers in planters
 - c. Replace swim dock boards
 - d. Recycle swim dock boards to marina docks
 - e. Touch up exterior Hut/bathrooms with green paint
 - f. Hang white board in Hut for marina drawing
 - g. Hang "Water watch" signs in Marina
 - ii. Park reserve balance: \$33,578.36
 - iii. 2020 Caretaker ad
 - iv. Boat Launch update
 - v. Next meeting: June 17 6pm The Hut
- c. Finance: (Chairman Brenda Bamford) Presented by Velinda
 - i. Financials (copies provided)
 - ii. Finance committee recommendations:
 - 1. Budget approval (no increase in dues)
 - a. Motion to approve the 2020 budget made by Larry Pazaski, seconded by Joe Quarto. Approved unanimously. Budget will be presented for approval by the general membership.
 - iv. Next meeting: TBD
- d. Marina: (Chairman Blair Harter)
 - i. Marina report:
 - 1. Two committee meetings held since last BOD meeting. Notes about both meetings discussed.
 - 2. Work Party projects after BOD meeting:
 - a. Recycle swim dock boards to marina docks
 - b. Hang white board in Hut for marina drawing
 - c. Hang "Water watch" signs in Marina
 - ii. 2019 project highlights
 - iii. Acct balance: \$93,505.31
 - iv. Fund raising events: July 3rd Fireworks BBQ
 - v. Motions to the BOD:
 - 1. Motion forwarded from committee made by Blair Harter to add an advisory question on the annual meeting ballot to inquire if members will support a special assessment up to \$2,900 to fund the new marina, seconded by William James. Motion approved 5 yes, 2 no.
 - 2. Motion forwarded from committee made by Blair Harter, seconded by

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William James to ask 5 clarification questions for funding the marina project. Approved, 6 yes, 1 no.

- a. Can the PSA take out a loan to fund the marina project and have all lot owners pay the loan back over a 3-5 year term?
 - b. Can PSA take out a loan to fund the marina project and have only the marina users pay back the loan over a longer term of 15-20 years?
 - c. Can a marina user pay their per slip share of the total cost of the marina project and have exclusivity of that slip for term of up to 20 years?
 - d. Can a marina user purchase a slip for the per slip share of the total cost of the marina project and can the slip be added to their property title for buying and selling purposes?
 - e. Can the member purchase a lease hold interest, amount and term to be determined, and have the lease follow the ownership of the lot holder, for example member sells their property can the new owner have the opportunity to take over that lease?
- vi. Next meeting: June 29 9am Park Hut

Public Relations

- i. Sheriff's meeting report (Maureen Allen)
 - ii. New owners (Darlene Dennewith)
- e. Water: (Chairman Tom Moore/Co chairs Will James/Larry Pazaski)
- i. Report:
 1. Account balances:
 - a. Water Checking: \$42,164
 - b. Water Reserves: \$335, 017
 2. Projects completed
 - a. Water storage tanks cleaned
 - b. Flushing of the water distribution system and hydrant flush. Approximately 16,500 gallons used to flush. Half of the hydrants and 2 blow-offs were flushed. Very little sediment was observed with the exception of the lower end of the system which more sediment was observed. This is typically of our construction and topography of our water system.
 - c. Grass mowed at the well sites.
 - d. DOH corrective actions.
 - e. Monitoring system is active and operational.
 - f. No need for a rate increase, budget is balanced.
 3. Discussion of clemency for water overuse due to leaks. Discussion of checking for leaks.
 - ii. Next meeting: none scheduled.
- f. Web Page Group (Chairman Joe Quarto)
- i. Report
 1. Continuing to upload files to the webpage.

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2. Continuing to update the webpage. People with webpage design experience are encouraged to attend and participate.
- ii. 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.

Motion to adjourn made by William James, seconded by Larry Pazaski. Approved unanimously. Meeting adjourned at 12:15.

The May 18, 2019 BOD Meeting Minutes are respectfully submitted by PSA Secretary William James.