

Paradise Service Associates BOD Meeting Minutes

October 17, 2020

Time: **1:00 P.M.** LOCATION: **The Hut**

OFFICERS PRESENT: President Velinda Brown, Secretary William James, Treasurer Jan Moon

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

OFFICERS ABSENT: Vice President Tom Moore

DIRECTORS ABSENT: Arlen Schwandt

MEMBERSHIP PRESENT: Dean Graves, Maureen Allen, Steven Schoos, James Doty, Rand Lord, Cindy Bordeaux, Forrest Strickland, Larry and Janelle Julian, Carol Strasburg, Tina Simms, Suzy Zeitelhack, Tim Vack, Gary Ulseth, Dee Ulseth, Lawrence Koltz

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 1:05pm.

ITEM 2: PRESIDENT'S REPORT

- a. Reminder: Dues invoices will be mailed week of December 1st and due Jan 31, 2021.
- b. Next newsletter will be sent after Jan 2021 BOD meeting if held.
- c. Park closes October 31, 2020. All watercraft must be removed by October 31, 2020.
 - i. Access: walk thru gate with member pin number only

ITEM 3: APPROVE JANUARY BOARD MINUTES

- a. July 18th BOD meeting minutes read.
- b. Objection made by Larry Pazaski objecting to procedural matter in which the bylaws motions were made and presented for vote by the BOD in specificity the motion to allow membership vote by mail and that vote by email motion should be redirected back to the bylaws committee.
- c. Correction to remove Brenda Bamford from the minutes.
- d. Motion made to accept with corrections and objection made by William James, seconded by Blair Harter, motion passed 5 Yea, 1 Ney.

ITEM 4: OLD BUSINESS

- a. No old business

ITEM 5: NEW BUSINESS

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- a. Arlen Schwandt resignation received.
- b. Approve 2021 BOD & Annual meeting dates.
 - ii. Annual meeting date July 10 (Saturday after July 4th weekend)
 - iii. Jan 16, March 20, May 15, July 17, Sept 18, Nov 20 motion to accept dates as listed by Larry Pazaski, seconded William James. Approved unanimously.
 - iv. Caretaker ad is being submitted to:
 - 1. Caretaker Gazette
 - 2. The Journal, Craig's list and Mason/Benson google group, PSA google group.

ITEM 6 COMMITTEE REPORTS:

- a. Bylaws (Chairman Velinda Brown):
 - i. Report
 - 3. Motion to enable membership vote by mail/email will be revisited by the Bylaws committee.
 - 4. Possible vote for Rules change in 2021
 - 5. Possible vote for Articles/Bylaws change at Annual meeting July 2021
 - ii. Next meeting: email will be sent out to interested parties.
- b. Facilities (chairman Will James/Co chair Jan Moon)
 - i. Facilities report
 - 6. Winter Occupant agreement
 - 7. Exit interview with Dean Graves was conducted.
 - ii. Recommendations to the BOD:
 - 8. Motion to accept the Winter occupant agreement for the off season made by Blair Harter, Seconded by Joe Quarto, motion passed unanimously.
 - iii. Project list 2020 update:
 - iv. Park reserve balance: \$48,058.02
 - v. Launch and Hut fees for 2021
 - 9. Motion to accept \$25 launch fee and \$25 hut made by Jan Moon, seconded by Joe Quarto, 4 yea, 2 nays. Motion passed.
 - vi. Next meeting: TBD
- c. Finance: (Chairman Jan Moon)
 - i. Financials (copies provided)
 - ii. Moorage financing

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- iii. Next meeting: TBD

- d. Marina: (Chairman Blair Harter)
 - i. Marina renovation update
 - ii. 2020 Projects update:
 - iii. Marina Reserve balance: \$94,840.79
 - iv. Moorage and daily rate fees-same as in 2020
 - v. Moorage Loyalty applications due from Nov 1st to Nov 30, 2020 to reflect fees for 2021 (currently \$300 single, \$600 double slip)
 - vi. Recommendations to the BOD:
 - 10. Motion to continue moorage loyalty program by Blair Harter, Seconded by William James. Passed unanimously.
 - vii. Fund raising events:
 - 11. Polar Plunge Jan 1st breakfast
 - viii. Next meeting: TBD

- e. Public Relations
 - 12. Sheriff's meeting report (Maureen Allen)
 - 13. New owners (Darlene Dennewith)
 - a. Brad Heimberger

- f. Water: (Chairman Tom Moore/Co chairs Will James/Larry Pazaski)
 - i. Committee report prepared by Tom Moore was read by Will James discussing the water main break, air in the system, flushing sediment, backup generator usage, landscape maintenance at both well sites, and painting of the pipes in the pump house.
 - ii. Water account: \$61,113.77
 - iii. Reserve:\$89,775.25
 - iv. CD's: \$106,611.00 each (3)
 - v. 2020 Project list update: acquire a hose for flushing of the system to prevent erosion.
 - vi. Next meeting: TBD

- g. Web Page Group (Chairman Joe Quarto)
 - 14. Report
 - a. Email group
 - 15. Next meeting: TBD

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ITEM 7: OTHER MATTERS THAT MAY COME BEFORE THE BOARD (each member limited to approximately 2 minutes).

- a. Tina Simms would like the email group to be used to announce upcoming meetings. The BOD agrees.
- b. January 18 2020 marina meeting inquiry by Larry Pazaski.

Motion to adjourn made by Joe Quarto, seconded by Blair Harter. Approved unanimously. Meeting adjourned at 2:20PM.

Addendum: Motions and votes via email

- a. It was voted on by the BOD in January to not hold the January 16 BOD meeting due to the COVID-19 restrictions. The BOD approved via email.
- b. In January the BOD voted to approve the hiring of Glen Robare as our new Caretaker. He was offered the Winter Occupancy agreement and the Caretaker contract. He was interviewed by Velinda Brown, Jan Moon, Randy Lord, Dean Graves, and Scott Graves. Glen has extensive caretaker/maintenance worker experience at various locations in Washington and Oregon state over the past 8 years. Several references were checked prior to the interview and all were positive.
- c. Due to no membership meeting last year we had 3 BOD members (Joe, Darlene, and Blair) who's terms had expired without reelection by the membership. Based on my analysis of the Governing documents I determined that the positions were vacant and recommended motions to reappoint the directors to their vacant positions, if they agreed, based on our procedures for filling vacant position according to our governing documents. Ultimately Darlene and Blair formally notified the BOD that they did not wish to be appointed back to their director positions. Ultimately the BOD voted to reappoint Joe Quarto to his position, and to appoint Dean Graves and Maureen Allen to the remaining 2 vacant positions. These 3 positions will be up for election in 2023.

The October 17, 2020 BOD Meeting Minutes are respectfully submitted by PSA Secretary William James.