

# **Paradise Service Associates BOD Meeting Minutes**

**March 27, 2021**

Time: 1:00 P.M. Location: Hut

OFFICERS PRESENT: President Velinda Brown,

DIRECTORS PRESENT: Larry Pazaski, Maureen Allen, Dean Graves

OFFICERS ABSENT: Vice President Tom Moore, Secretary William James, Treasurer

Jan Moon

DIRECTORS ABSENT: Joe Quarto, Arlen Schwandt

MEMBERSHIP PRESENT: Andrew Thatcher, Randy Lord, Glenn Robare (employee), Steve and Michelle Lamberto, Aaron and Diane Parrett, Tina Simms, Suzy Zeitelhack, Fred Warbington

ITEM 1: Meeting was called to order at 1:15pm

ITEM 2: PRESIDENT'S REPORT

- a. Reminder: Any unpaid dues after Jan 31<sup>st</sup>, 2021 will incur a \$10 penalty per month until paid.
- b. Next newsletter will be sent after March 2021 BOD Meeting
- c. Park opens April 1, 2021 (Masks/social distancing required)
- d. Diane Parrott volunteered to be our Activities Director (includes Park fundraising and other fun activities). Possibly a community Bar-B-Q on April 1. Announcement to follow.
- e. Set date for 1<sup>st</sup> Annual Community Yard Sale (April 30 & May 1, or May 7 & 8). April 30<sup>th</sup> and May 1 are the preferred dates.
  - i. Each household can participate either day or both
  - ii. Sale will be advertised in Journal, MBCC, etc.
  - iii. Donation to Park reserve is voluntary (10%) to help pay for launch

ITEM 3: Approve October 17, 2020 BOD Minutes

- a. President Velinda read the minutes. No corrections or additions occurred.
- b. Director Maureen moved to accept the minutes as read, Director Larry Pazaski 2<sup>nd</sup> the motion. The minutes were accepted unanimously.

ITEM 4: Old Business (N/A) No Old Business

ITEM 5: New Business

- a. President Brown Introduced newly appointed board members Maureen Allen and Dean Graves, They are replacing Darlene Dennewith and Blair Harter who resigned in February 2021. Their terms expire in 2023.

**Article IV.E. Vacancies.** When a Director is removed for any reason, the Board of Directors shall appoint a successor within a reasonable period of time. The successor will fill the remainder of the unexpired term of the former Director.)

ITEM 6: Committee Reports (due Wednesday prior to the board meeting)

- a. Bylaws (Chairman Larry Pazaski) Report
  1. Review previous Document Committee proposals to make changes to Articles of Incorporation, and PSA Bylaws.
  2. Prepare a Documents Committee response to any proposed changes.
  3. Document committee after consideration of benefits and liabilities of suggested changes, will propose to the PSA BOD, for their voted approval, any changes to Articles of Incorporation, and/or Bylaws.
  4. If BOD approves changes, then any specific changes will be put to a membership vote at the July 2021, PSA Annual Membership Meeting where all members "in good standing", will, in person, or by proxy, be allowed to cast a vote.

5. Document Committee will not address Rules and Guidelines, other than to make a recommendation, if any, to the BOD to address specific R&G issues.
  6. Request to President, Velinda Brown, for an email list of all PSA members.
  7. Request to President Brown for a copy of PSA Bylaws, 2012 version showing then President Grabicki and Secretary Sheary signed with notarized signature the Bylaws are in compliance with State HOA and PSA requirements for official recorded documents.
  8. Next Document Meeting will be announced. Tina Simms, Suzy Zeitelhack requested to be included in the future meetings.
- b. Facilities (Chairman Dean Graves/Co Chair Arlen Schwandt) Report
1. Facilities Report:
    - a. Caretaker Glenn Robare was hired January 2021 for the Summer Season, April 1 thru October 31, 2021.
  2. Reported on already completed work and 2021 project list update.
  3. May work party, which usually occurs after May board meeting, might not need to be scheduled as most park work will already be accomplished.
  4. Ski Dock scheduled to be moved today March 27 after board meeting at 2:30p.m.
  5. Park reserve balance: \$64,296.80.
  6. Next meeting not scheduled at this time. Moorage slips payments are to be given to Glenn after April 15.
- c. Finance (Chairman Jan Moon) Reported by President Brown
1. Financials (copies provided at meeting)
  2. Moorage financing with Key Bank: Maureen Allen and President Brown met with bank official and discussed loan amounts and financing options. Via email the commercial application was sent and Key Bank will provide guidance through the process. Several financing options were discussed, such as line of credit, etc. Next meeting TBD
- d. Marina (Acting Chairman Velinda Brown)
1. Announcement that Blair Harter, Marina Chairman, has resigned.
  2. Marina renovation update: Velinda is actively conversing with project contractors and County to finalize the permit. County notified Velinda that no planning permit has been submitted to county and is crucial to the permit process.
  3. Launch project needs to occur between open time frame of May and July 15<sup>th</sup>. Launch will be inaccessible for 1 month during project.
  4. Marina Reserve balance: \$103,54.80
  5. Fund raising events: July 3<sup>rd</sup> BBQ w/t-shirt & sweatshirt sales. Jan. 1<sup>st</sup> Polar Plunge breakfast w/t-shirt & sweatshirt sales.
  6. Next meeting: to be determined in a few weeks.
- e. Public Relations/Membership (Chairman Maureen Allen)
1. Sheriff's Meeting N/A. Still not scheduled due to pandemic.
  2. Replenishment of needed forms has been accomplished and there has not been any activity in new residents within PSA since I became Chairman.
- f. Water (Chairman Tom Moore/Co chairs Will James/Larry Pazaski)
1. Committee Report was read by President Brown. No recent committee meeting. Water system has been running smoothly less a few minor leaks. A substantial leak, at 221 E Olympic Dr, was repaired by Caseco, and drainage damage repaired by Jose Raymundo Landscaping. Pothole issue at 10 E MLDE was repaired by Mason County. Well site maintenance in 2021 has been awarded to Jose Raymundo. Public Water System Permit was approved and expires August 2021.

If interested in water system testing information: Google Sentry Internet, click on the Washington state site and follow the prompts to Sentry. Enter either Paradise Estates or the ID number where required to get to our water system. 66125T is our ID # Click on samples and you can see every test result DOH has on file. We monitor lots of contaminants on a variety of schedules. Pick the one you're interested in and click on the sample ID link

g. Web Page Group (Chairman Joe Quarto)

1. A "bulk" Email list of members of PSA has been created. Contact President Velinda or Joe if you are not receiving emails from PSA2020@googlegroups.com
2. Uploading an assortment of files to Web Page. Sifting thru older reports to clean up backlog.
3. No meetings scheduled.

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. CCR #9 Tree Height

PSA received a formal complaint, March 12<sup>th</sup> 2021 regarding tree height compromising other property owner views.

- b. Smoke from burning yard debris: PSA will post Mason County burn ban information on the community bulletin board when received. Please be aware of neighbor's sensitivity to smoke.
- c. Littering by landscape companies: A member suggested we put up signs, Velinda is getting costs and language in Spanish for clarity from Copy That in Belfair. Alternative is for us to call them and threaten turning them in to county for littering our neighborhood.