

PSA BOD MEETING MINUTES

Saturday March 19, 2022

Location: MBCC

Board/Association member in attendance (as per sign-in sheet): President Velinda Brown, Secretary William James, Treasurer Janice Moon, Directors Maureen Allen, Susan Lord, Larry Pazaski (via Phone), Dean Graves.

Excused Absences: Vice President Tom Moore, Director Arlen Schwandt.

Association members present (as per sign in sheet): Larry Koltz, Lori Gross, Tina Simms, Warren Zeitelheck, James Doty, Randy Lord, Andrew Thatcher, Rob Koenig, Dan Wolfe, Lee Forderer, Guest Jeremy Wolfe

1. BOD meeting called to order at 10:07 (Acknowledge the meeting will be recorded)
2. Presidents Report:
 - a. Reminder: Unpaid dues, after Jan 31st, 2022, will incur a \$10 penalty per month until paid. Late invoices are sent on 5th of month
 - b. Working with a new bookkeeper at Belfair Tax, previous bookkeeper quit unexpectedly.
 - c. Next newsletter will be sent after March 2022 BOD meeting
 - d. Park opens April 1, 2022 (Masks optional).
 - e. Several longtime BOD members are looking to step down, positions will be available to members that are interested.
3. Read January 15, 2022 BOD minutes. Motion made to approve the minutes as read by Larry Pazaski, Seconded by William James. Motion passed.
4. Old Business:
 - a. New owners list sent to Larry Pazaski as requested.
 - b. Discussed member's interest in Dumpster rental for yard debris:
 - i. 20yard roll off (17long x 8w x 6 deep)
 - ii. Requires a \$500 deposit and contract stating drop off date
 - iii. Fees include: delivery \$82.28, rent per day \$6.33, mileage after 10 miles \$2.57 per mile, \$102.88 take to Shelton transfer, \$110.27 per ton, anything extra in dumpster like furniture, etc. is extra charge
 - iv. If we go over the initial \$500, we are charged the difference and \$500 deposit. A refund will be given when contract completed
 - v. Discussion held about the benefits, drawbacks, and concerns. Concerns about trash, lid, locking it up, placing it in the park. Velinda will add to agenda at Annual mtg
5. New Business: N/A
6. Committee reports (due Wednesday prior to the board meeting):
 - a. Governing documents (Chairman Larry Pazaski, co-chair Velinda):
 - i. Report: Chairman are working on putting together a Rules current and suggested changes document to be presented at the next committee meeting.
 1. Possible Board vote for Rules change in May 2022
 2. Tina Simms and Rob Koenig requested to be added to the committee
 - ii. Next meeting: TBD
 - b. Facilities (chairman Dean Graves, co-chair Arlen Schwandt)
 - i. Facilities update: refer to 2022 project list, of note is bathroom floors sealed/painted, tune

- up lawn mowers, hut electrical update, move ski dock out of marina.
 - ii. Caretaker update: posted in MBCC, Next door Neighbor, Workkamper, Journal, Olympian, Kitsap Jobs, etc with no response yet.
 - iii. Recommendations to the BOD: Dean has offered to fill in until we find someone. He will have to resign from the board to be an employee. Pat Wood has volunteered to do any park maintenance that Dean is not able to do, such as: weed eat, clean bathrooms, dump garbage, water lawn and plants, etc. Dean will continue to receive 2 days off, open/close drive thru gate, check members in daily, take moorage/hut/kayak/launch applications and monitor cameras as security. Dean has agreed to take lesser pay to compensate Pat for the work he will perform.
 - iv. Launch update: Working on completing documents required to submit for permits. Met in January for completing and submitting permits. PSA was informed that moving and replacing the concrete bulkhead would not be approved. The decision was made to remove the concrete bulkhead and grade the slope, thus permanently removing the bulkhead. Met in March to review revisions to drawings, plans, and changes to the documents for permit applications. New bids are required for adjustments to the plans. \$112,000 newest rough bid for launch replacement and mitigation.
 - v. PSA Yard Sale May 13-14.
 - vi. Glen, previous caretaker, donated his gas grill (including propane tank) to PSA.
 - vii. Park Work Party-set date: TBD
 - viii. Ski Dock move: April 2.
 - ix. Park reserve balance: \$87,665.55
 - x. Next meeting: TBD
- c. Finance: (Chairman Jan Moon)
- i. Financials (copies provided)
 - 1. General checking: \$29,767.06
 - 2. General Savings: \$100,163.30
 - ii. 25 lots still owe dues, totaling \$7,125.
 - iii. Moorage financing: Key bank's new policy does not loan to HOA's.
 - iv. Next meeting: TBD
- d. Marina: (Acting Chairman Velinda Brown)
- i. Marina renovation update: No recent committee meetings. Picked up new drawings, anticipating new permits issued within the next month.
 - ii. 2022 Projects update:
 - 1. Order NO Swimming/fishing signs for marina docks
 - 2. Finish Dock C repairs
 - iii. Marina Reserve balance: \$129,668.24
 - iv. Recommendations to the BOD: none
 - v. Fund raising events:
 - 1. May 7th Cinco de Mayo Taco bar
 - 2. July 3rd BBQ w/ t-shirt/sweatshirt sales
 - vi. Next meeting: Saturday, March 19 @11:30am (MBCC)
- e. Public Relations/Membership (Chair Maureen Allen)
- 1. Sheriff's meeting report
 - a. Mason County Sheriff to retire.
 - b. 114 sex offender cases
 - c. Felony cases up by 50%
 - d. Property crimes up by 57%
 - e. Individual detective case load is approximately 20.

- f. Large increase in commercial burglaries.
 - g. Large increase in vehicle thefts, primarily in north county.
 - h. Mason county has the lowest number of officers in the entire U.S. based on square milage and population.
 - i. Current jail problems are preventing law enforcement from arresting the criminals due to lack of room in the jail.
 - j. 6 cents per dollar of taxes funds the Sherriff's department operations.
 - k. New body cameras are saving countless hours of investigation.
 - l. 9 deputies retiring this year.
 - m. Average employment of female officers is 9%, Mason County employs female officer at 30%.
2. New owners
- a. Since the previous board meeting, on January 15, 2022, there has been one recorded sale within the PSA Community located at 301 E Mason Lake Dr. E.
- f. Water: (Chairman Tom Moore/Co chairs Will James/Larry Pazaski)
- i. Committee report: received bids for painting pump house pipes (\$2,100), and water storage tanks. Emergency generator transfer switch had a failed part. Still waiting on parts.
 - ii. Water account: \$16,574.34
 - iii. Reserve: \$101,349.23
 - iv. CD's: (4) \$405,073.89
 - v. 2022 Project list update: In committee report
 - vi. 2 new people added to water committee, Randy Lord and Garry Davies.
 - vii. Next meeting: TBD
- g. Web Page Group (Susan Lord)
- 1. Report: Consolidating items on website. Working on showing all menu items on one page. Working on more website improvements.
- g. Block Watch (Sue Lord)
- i. 2 incidents reported over the last couple of months.
 - ii. Neighborhood Watch signs to be posted.
 - iii. Shooting incident (assault with a firearm) on shore drive.
7. Other matters that may properly come before the Board (each member is limited to approximately 2 minutes) Members will notify BOD upon signing in that they wish to be heard
- a. **Smoke from burning yard debris:** Please be aware of your neighbors that are sensitive to the smoke from burning yard debris. If the branches and leaves are not dry it creates breathing issues for those who want to enjoy the outdoors or open their windows. PSA will post Mason County burn ban info on the community bulletin board when received.
 - b. **Several incidents of dogs being off leash:** Kids are being scared/chased when bike riding in the community and dogs entering members property and chasing resident pets. Mason county ordinance 101-98, section 3 public nuisance, concerns control of dogs.
8. Motion to adjourn made by William James, seconded by Jan Moon. Motion passed unanimously.
Meeting adjourned at 11:35am

Minutes respectfully submitted by William James