

PSA BOD MEETING MINUTES

Saturday May 21, 2022

Location: The Hut

Officers and Board members in attendance: President Velinda Brown, Vice President Tom Moore, Secretary William James, Directors Susan Lord, Maureen Allen, and Larry Pazaski. Excused Absences: Treasurer Jan Moon, Director Arlen Schwandt. Association members present (as per sign in sheet)

1. Call the BOD meeting to order at 10:10. (Acknowledged the meeting will be recorded)
2. Presidents Report:
 - a. New Belfair Tax bookkeeper has been assigned to PSA
 - b. Next newsletter will be sent after Annual Meeting in July
 - c. Approved minutes and committee reports will be posted to the web page after each Board meeting
 - d. Several board openings will be available in 2022. Tom Moore, current Vice President and Water Chairman, has decided not to run for the Board this year. Dean Graves, Facilities Chair, resigned to fill the caretaker position. Jan Moon, current Treasurer, had indicated she would like to resign from the Board.
 - e. Prior to June 23rd, a notification of the Annual Meeting on July 9th, 2 p.m., at the Hut, will be mailed to the membership. The packet will include the agenda, recommended 2023 budget and items to be voted on. Member sign in will be at 1pm. If members are not able to attend a proxy will also be in the packet.
3. Approve March 19, 2022 BOD minutes: Meeting Minutes read by William James. Motion to approve with 1 change to item 5 of the Facilities Committee changing May 3 to May 13th made by William James, seconded by Larry Pazaski, motion passed unanimously.
4. Old Business:
5. New Business:
6. Committee reports (due Wednesday prior to the board meeting):
 - a. Governing documents (Chairman Larry Pazaski, co-chair Velinda):
 - i. Report: Chairman continue to work on putting together a current and suggested Rules changes document to be presented at the next committee meeting.
 1. Possible Board vote for Rules change in July 2022
 - ii. Next meeting: June 14, 6pm, The Hut
 - b. Facilities (chairman Dean Graves, co-chair Arlen Schwandt)
 - i. Facilities update: refer to 2022 project list
 1. 2023 budget include purchases of a pickle ball set, roll down shades for the hut, a heater for the hut, and driveway gravel.
 - ii. Caretaker update: Dean continues to be our caretaker and Pat is doing a

great job filling in with mowing, weed eating etc.

1. Request from Glenn to get his job back again (At the end of the meeting, the board will adjourn to Executive session to discuss caretaker position)
 2. Email from Carrie Collins (member) , J.R. Delgadillo (husband) and others not named
- iii. Launch update: See Facilities report
 - iv. Park Work Party- Velinda is purchasing flowers for the flowerpots and will coordinate/ request volunteers (Peggy, Story, Jan, Theresa, and any others) to help. Date TBD
 - v. Park reserve balance: \$87,767.02
 - vi. Next meeting: TBD
 - vii. Discussion about the submission of permits and applications for the boat launch and marina.

c. Finance: (Chairman Jan Moon)

- i. Financials (copies provided)
 1. General checking: \$28,864.87
 2. General Savings: \$100,164.97
- ii. Moorage financing: Heritage Bank proposal sent to Marina committee
- iii. Last finance committee meeting was May 16th at The Hut. Members present Jan Moon, Velinda Brown, Maureen Allen, and Dean Graves. Meeting purpose was to prepare the 2023 budget to present to the BOD. Explanation of the 2023 budget and specifics. Of specific note was that the 2022 HOA dues were charged at \$285, vice the approved \$280. The 2023 budget increases the dues to \$285 and give all members a \$5 credit. This decision was made in the best interest of saving funds by not issuing refunds for the \$5 overcharged/overpaid to include envelopes, stamps, costs to cut/issue checks, stuff envelopes, etc.
- iv. Question about the projected marina income amounts based on the new marina slips. It was determined to be moved to the marina committee report.
- v. Motion made by Maureen Allen to approve the proposed/discussed 2023 budget and place it on the ballot for the general membership to vote on, seconded by Sue Lord. Motion passed unanimously.
- vi. Next meeting: TBD

d. Marina: (Acting Chairman Velinda Brown)

- i. Marina renovation update: Key Bank no longer will lend to Homeowner Associations (HOAs).
 1. Several members contacted different lending institutions about funding HOAs.
 2. Only Heritage bank is willing to loan funds. A lot of money at high interest.
 3. Other options for funding include donations, member loans, long term slip rentals.
- ii. 2022 Projects update:

- 1. Order NO Swimming/fishing signs for marina docks in June
- iii. Marina Reserve balance: \$139,180.74
- iv. Recommendations to the BOD: None currently.
- v. Fund raising events:
 - 1. July 3rd BBQ w/ t-shirt/sweatshirt sales
- vi. Next meeting: Saturday, June 4, 2022, 11am at the Hut
- vii. Changes to permitting brought up the replacing of the cement bulkhead. If the bulkhead was moved, then the permits would not be approved. It was determined that the bulkhead would not be replaced, just removed and the landscape be vegetated. Permits/applications are being updated.
- viii. Discussions between the members of the BOD about the different funding options discussed in the previous Marina Committee meeting. It was noted that no proposals have been approved and submitted to the BOD, that they are just discussion at the committee level.

e. Public Relations/Membership (Chair Maureen Allen)

- 1. Sheriff's meeting report
 - a. Stolen vehicles in up 80% in Mason County.
 - b. Law enforcement usage of shot guns for reasonable suspicion has been reinstated.
 - c. Still unable to perform high speed pursuits.
 - d. Increase in major crime of shootings, beatings, knifing is up 70%.
 - e. The day before the April Sheriff's meeting, there were 130 emergency calls for 5 officers to cover.
 - f. Six officers are retiring this year.
 - g. Criminals are actively using cell phones to monitor sheriff movement to enhance their opportunity to commit crimes.
 - h. Officers are now driving more often through Belfair.
 - i. New humane society has opened in Allyn.
- 2. New owners
 - a. 260 E Olympic Dr
 - b. 190 E Mason Lake Drive E

f. Water: (Chairman Tom Moore/Co chairs Will James/Larry Pazaski)

- i. Committee report
 - 1. Express painting completed painting the piping inside the north well pump house.
 - 2. Planning to clean and paint the water tanks.
 - 3. The emergency generator transfer switch motherboard failed. It caused the generator to start and disconnected the generator from the system resulting in the loss of power to the water pumps and a loss of water for a period of time.
 - 4. Planning on well site cleanup, cutting the grass, etc.
- ii. Water account: \$23,048.97
- iii. Reserve: \$101,350.90

- iv. CD's: (4) \$405,107.45
- v. Next meeting: TBD
- g. Web Page Group (Susan Lord)
 - i. Still cleaning up and organizing content.
 - ii. All documents for PSA are uploaded to the website for the membership to be able to view.
 - iii. Goggle calendar as been added to list all meetings. Hut rentals are also included.
 - iv. Announcements page added.
- h. Block Watch (Sue Lord)
 - i. Consists of 2 co-managers and 11 captains.
 - ii. Only two incidents reported since March.
 - iii. Many reports from outside our community.
 - iv. Four neighborhood watch signs placed throughout PSA.
 - v. Mention of requesting the MPH trailers brought back to PSA to encourage drivers to slow down.
- 7. Motion made by William James to suspend the regular BOD meeting to enter executive session to discuss Caretaker issues and employment matters, seconded by Larry Pazaski, motion passed unanimously.
 - a. Executive session entered at 1133.
 - b. Executive session ended at 1210, resumed normal BOD meeting.
 - c. Conclusion of executive session is that the BOD will continue with the Caretaker contract on hand and with Pat, and the BOD will not entertain any further Caretaker positions at this time.
- 8. 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. No one present to be heard.

Motion to adjourn made by William James, seconded by Sue Lord. Motion passed unanimously. Meeting adjourned at 1212.

Minutes respectfully submitted by William James