

**Paradise Service Associates (PSA)**  
**2022 Annual Membership Meeting Minutes**  
**Saturday, July 9, 2022**

1. President Velinda Brown called the meeting to order at 2:04 pm and acknowledged the meeting was being recorded.
2. Velinda asked the current Board of Directors members to introduce themselves.
3. Velinda introduced Board member candidates running for election. A new candidate for the Board, Daniel McClough, introduced himself as a new owner, provided his military work history and credentials and indicated his desire to volunteer in our community. Velinda said the current members of the board running for re-election are herself and Will James.
4. Will read the Minutes of the July 10, 2021, Annual Membership Meeting. A motion to approve the minutes was made by Larry Pazaski and Maureen Allen seconded the motion. Motion carried.
5. Committee Reports:
  - a. Facilities Chair Dean Graves gave the Annual Facilities Report.
    - i. There had been no facilities meetings in 2022. A 2023 facilities budget was submitted to the finance committee. Projects for the 2023 budget were estimated to be \$12,140.00. Members were having a hard time remembering to check in with the Caretaker. The facility projects continued to be completed with the help of Pat Wood. Pat had been assisting Dean with maintaining the park and had done a wonderful job.
    - ii. Dean discussed some items on the project list.
      1. He reported the Mason County Planner approved the Shoreline permit and sent its approval to the building department.
      2. The Ski Dock was moved out of the marina and placed in its appropriate location. He thanked the volunteer members for their help in this matter.
      3. Dean reported the 2022 Yard Sale Park Fundraiser was not a success as only four households participated. There had only been a \$25.00 donation to the park at the time of his report.
      4. In addition, Dean announced that Jerry and Sue Swaser had committed to being our caretakers. They believed they could begin the job as early as mid-September. The next meeting of the Facilities Committee was yet to be determined.
  - b. Finance chair Jan Moon gave the Annual Financial report.
    - i. Jan said the most recent Finance Committee meeting was held on May 16, 2022. Only four owners attended the meeting.
    - ii. She reported that all the dues had been collected for the year.
    - iii. The 2023 Budget was approved by the board at its 5-21-2022 meeting and it is being presented to the membership for approval.
    - iv. 45 PSA owners signed up for moorage in 2022. There were approximately five slips left to rent.
    - v. Jan said the amount collected through 6-30-2022 was:
      1. Moorage: \$26,000.00
      2. Launch, Kayak rental and Hut rental: \$465.00

- vi. Jan reported that we had been struggling with our bookkeeping firm. Belfair Tax assigned a new bookkeeper named Giselle, and it was reported she is doing great!
  - vii. PSA Bank Balances:
    - a. General accounts: \$356,515.00
    - b. Water account: \$527,617.00
- c. Marina Committee is led by Velinda Brown acting chairman, and Larry Koltz co-chairman.
- i. Velinda delivered the Annual report regarding the Marina Renovation Project.
    - 1. The Marina Committee had met three times in 2022 at that time. The majority of committee members are marina slip renters.
    - 2. The estimated cost to replace the marina was estimated at \$590,000.00 with 12 jet ski slips and 49 boat slips to be available.
    - 3. The committee brainstormed ways to pay for the Marina replacement.
      - a. A bank offered a loan, but wanted to secure the park as collateral so that was not an option.
      - b. We considered borrowing against the water reserve, but the water committee reminded us that the reserve is regulated by other agencies so that would not be possible.
      - c. Assessment for up to \$4000.00 per lot, but our attorney reminded us that a vote of the membership would have to approve the assessment.
      - d. Several members had offered to finance the project at \$100,00.00 each at of 5% rate for up to a 10-year term. That seemed to be the best option if we could collect enough money in rentals to repay the loans. The loan plan had not been sent to the Board for recommendations at that time.
      - e. The Marina Committee was looking forward for the construction to be done in 2023 between July 15 and August 15.

Discussion was had about where the Marina Committee meeting minutes were posted - which is on the website. Velinda reported that we are limited by a “fish window” between July 15-August 15 in any given year for construction in the Marina to take place. Very disappointing, she said.

- ii. Next meeting: Aug 6, 2022, 11am, at the Hut
- d. Water System Committee members are Tom Moore, Larry Pazaski, Will James.
- i. The Annual report was delivered by Tom Moore, Chair.
    - 1. Express Painting had completed the painting of the piping inside the booster pump house in 2022. There were also plans to pressure wash and paint the water storage tanks.
    - 2. The emergency generator was back in service. The transfer switch on the motherboard had failed and it took a while to get it fixed.
    - 3. He reported that all the systems at the wells and booster pump house were working as they should.
    - 4. Tom said, “Here at Paradise, we are blessed with good water. No chemicals like chlorine are added. We have no expensive treatment systems. All we do is pump it!”

5. Tom said it is important our members help watch for leaks. If anyone sees or hears anything out of the ordinary, such as the sound of water running, a wet spot in the road that will not go away, or water running out from under a house or off a bank, please act by turning off the lot's main and/or contact NW Water and report it.

Discussion was had by the members. One member asked if there is such a thing as testing of the generator on our water system. Tom replied that, yes, there is an automatic test each week on Wednesday mornings. Will explained that the water system is ours and it is incumbent upon us to take care of it. Our water comes from an aquifer which is allotted to communities by the State Health Department. If PSA goes over its allotment, we may get in trouble and the Health Department may reduce our allotment – so conservation is an issue.

Larry offered a summary of how well we are doing with our water system as compared to the usage excesses in the past before our community purchased the new system. He complimented Tom and Will for their job in maintaining the system. Larry said he had many historical documents from investing in our water system and offered to share them with any member who is interested.

e. Governing Documents Larry Pazaski, Chair

i. Larry delivered the Annual report for the Governing Documents committee.

1. He thanked the members who serve on the committee for their patience and perseverance for the unforeseen delays to complete the updated PSA Rules and Guidelines.
2. The proposed changes will be presented to the PSA Board of Directors at the July 16, 2022, meeting.
3. Larry stressed that the PSA property owners read our primary governing documents and other Rules and Regulations which are posted on the PSA website.
4. Larry said it is a privilege to serve the Association. He hopes the members/owners in PSA appreciate the thousands of volunteer hours in dedication to serving and protecting our community.

ii. The next meeting was to be held on July 26, 6:30pm, at the Hut

f. Web Page is administered by Susan Lord.

- i. Sue presented the Annual Report. She said she updates the website with upcoming events and posts Board reports after each meeting.
- ii. There is a Google Calendar on the “Announcements and Events” page that she keeps up to date for all known events in our community.
- iii. In addition, she manages the PSA Google Email group per instructions from the President.

g. Membership/Public Relations is handled by Maureen Allen.

- i. Maureen presented the Annual report regarding membership. She reported there have been 15 recorded property sales/home sales between July 10, 2021, and July 6, 2022.
- ii. She also discussed the Sheriff reports she learns at meetings each month at both Spencer Lake Restaurant and the Burger Claim Restaurant in Belfair.

1. Sheriff Salisbury conducted meetings from July 2021 through January 2022. He often has guest speakers from others in the community and Law Enforcement organizations. She said the meetings are open to anyone within Mason County and occur on the first Thursday of each month at 8:30 a.m. at Spencer Lake Restaurant.
  2. Chief Ryan Spurling conducts meetings on the second Thursday of each month at 7:30 a.m. at the Burger Claim Restaurant in Belfair. He also has guest speakers regarding some topics such as thefts, the Belfair bypass, low morale among the current officers, etc. He had announced his candidacy for Mason County Sheriff at one of the meetings.
- h. Block Watch is not a Board position. It is co-managed by Sue Lord and Theresa Ancich.
- i. Sue provided a report to the membership about the Community Block Watch program within our homeowner's association. She, the co-manager, and 11 captains have access to a "Private" Facebook page where they retain records of photos and incident reporting.
  - ii. She reported there were six incidences in the previous three months which included strangers trespassing on owner's property, theft of a spare tire, and gasoline being stolen from a vehicle. A report was sent to the MC Sheriff's Office.
  - iii. She thanked the Board for gifting the Block Watch group with about \$200.00 to purchase new block watch signage. The signs were placed around our community.
  - iv. Sue asked all members of our community to report incidents to a member of the Block Watch group. All information can be found on the PSA website including the names and contact information of their local Captains.
6. Short break (20 minutes) to count the ballots (2 BOD members/2 association members are required).
- a. Velinda explained the procedures for counting ballots for approval of the budget, audit of the PSA financial records, and counting ballots for board positions.
  - b. She said only 39 lot owners voted in 2022.
  - c. Velinda announced the following people will be counting ballots: Maureen Allen, Sue Lord, Darlene Dennewith, and Tina Simms.
7. A vote was had to approve or reject the 2023 proposed Budget. The ballot counts were reported by Sue Lord. 34 approved and 2 rejected.
8. A Vote to approve or reject an audit of PSA's financial records (could be up to \$5000.00 depending on audit detail requested). The ballot counts were reported by Sue Lord. 31 were to reject an audit and 8 were to approve an audit.
9. Vote on Board of Directors positions (3 positions were open) (Directors to serve a 3 year term). The ballot counts were reported by Sue Lord.
- i. Ballot results:
    1. Velinda Brown: 35 votes
    2. Will James: 32 votes
    3. Dan McClough: 33 votes

Sue explained that some of those voting did not realize they could vote for each of the three candidates.

10. Announcements:

- a. A newsletter will be provided to all members following the Annual meeting either on the web page, by e-mail, or by postal mail for those without email.

11. Other matters that may properly come before the Board. Each member is required to state their name and lot number and will be allowed 2 minutes to speak.

Larry Koltz asked to be heard. He said he certainly appreciated the Board and Finance Committee's work on creating the budget for our community. He is very concerned, however, about the lack of "Reserve Funds". He said we are supposed to have them. Larry explained that twelve years ago when he purchased his property, the dues were \$265.00 and now they are only \$285.00. He thinks the Board is doing a disservice to the community for keeping the dues so low. He believes we need to begin adding small increases to our dues over the years to protect ourselves from expensive assessments. What if we had a failure of, for example, the dock, he said. We will all need to be assessed for the replacement of the dock! Larry feels this scenario can be avoided by incremental increases in dues budgeted for maintenance of our community property. In closing, Larry said the Board may be hurting us by not raising the dues. Velinda thanked Larry for expressing his concerns.

Velinda closed the general membership meeting and announced the Board would enter Executive Session to nominate officers of the board.

Meeting adjourned at 3:41 p.m.

Respectfully submitted,  
Susan M. Lord, Acting Secretary