

**PSA BOD MEETING MINUTES**  
Saturday March 18, 2023; 10:00AM  
Location: MBCC

Officers and Board members in attendance (as per sign-in sheet): Velinda Brown, Janice Moon, Sue Lord, Maureen Allen, and Larry Pazaski. Excused from the meeting were: Will, Arlen, and Daniel.  
Association members present (as per sign in sheet): Rob Koenig and Merrisue Steinman.

1. Velinda called the meeting to order and acknowledged the meeting will be recorded.
2. Presidents Report:
  - a. Velinda announced that the Park opens on April 1, 2023.
  - b. She said she is postponing the newsletter until after the March meeting as there may be more information she can place in the newsletter.
3. Approval of January BOD minutes: Secretary Sue Lord read the January 2023 board meeting minutes. There were two errors to be fixed: Name of the engineering company ("CG Engineering") noted in the January Marina Report and the spelling of "Maureen" noted in the January Public Relations report. A motion was made to approve the minutes with corrections by Larry. Maureen seconded the motion. The motion carried.
4. Old Business: There were no old business matters to discuss.
5. New Business:
  - a. Velinda hoped the Board could review Kevin Killinger's bio for Board Position (previously held by Dean Graves, term 2021-2023). As Kevin was not in attendance and there was not a quorum at this point in the meeting.
  - b. Board approval for CD roll-overs when due. The certificates of deposit may need to be approved before the next Board meeting. If this is necessary, Velinda will contact the Board for approval to renew the CD's by email vote.
  - c. There will be a PSA "Brats and Beer Get-together" fundraiser in October at the Mason Benson Center. Tina Simms will be the coordinator of the event. More information is coming from her, and she will let us know the firm date at that time.
6. Committee reports
  - a. Governing documents (Chairman Larry Pazaski, co-chair Velinda):
    - i. Larry read the Governing Documents Committee report from their March 1<sup>st</sup> meeting.
    - ii. Short-term rentals were the primary discussion. The committee will work on reading legal opinions, considering definitions, and studying our own Rules before adopting any new rules regarding short-term rentals.
    - iii. Other considerations: Dangerous dogs, property cleanup to be addressed in the future.
    - iv. Next meeting: March 22<sup>nd</sup> at Tina Simms' home
  - b. Facilities (chairman Dan McClough, co-chair Arlen Schwandt)
    - i. Velinda read the Facilities committee report. It was noted that there have been no Facilities meeting recently, but the report said there have been repairs in the men's restroom, on the weed-eater, and the two lawn mowers. The snow cone machine and signage for the playground have been ordered. (Merrisue reiterated her offer of a donation to reimburse PSA for the snow cone machine.) Horseshoe pits are cleaned and will be upgraded. Dan will be completing the inventory and will order more annual

supplies for the park.

- ii. Facilities update: refer to 2023 project list
  - iii. Recommendations to the Board:
    - 1. Renew caretaker contract: The caretakers will be on their summer contract beginning on April 1<sup>st</sup>. The contract has been updated and we will need to plan for signing it. A motion was made by Sue Lord to approve the 2023 Caretaker Contract. Maureen seconded the motion. The motion carried. The next Facilities meeting will be held on April 22<sup>nd</sup> at 10:00 a.m.
    - 2. Purchase aluminum ski dock ramp (replace heavy wood ramp): Dan is pricing out a metal ramp to the ski dock.
  - iv. Launch update: Financial answers to questions at the last board meeting regarding the marina project are currently pending additional financial information.
  - v. Park Fund raiser: N/A
  - vi. Park reserve balance: \$16,525.00
    - 1. CD #2003: \$151,071.00
  - vii. Dan proposed a yard waste day in our community in which he would pick up and deliver the debris to the recycle center on April 22. Discussion was had about the proposal, and it was decided there would be limited participation at that time of the year. Perhaps this could be discussed in the summer months when burning yard waste is banned.
  - viii. Dan proposed holding a pickle-ball and a horseshoe tournament over the summer.
  - ix. Larry proposed a "Free Items" weekend. Like a yard sale, community members can place serviceable and usable items at the curb, but the items can be taken at no cost. At the end of the weekend, all untaken items must be put away. A motion to designate a "Free Items" weekend on May 26-28 (Fri-Sun) was made by Sue. Maureen seconded the motion. Motion carried.
  - x. Velinda praised the good work that Dan has volunteered to do for our community.
- c. Finance: (Chairman Jan Moon)
- i. Financials
    - 1. Jan reported annual dues were billed at \$63,840.00. As of March 10, receipts were \$59,790.00. Fourteen members have not paid their dues yet. Velinda will call those who have not paid their dues by April 1<sup>st</sup>. A certified letter will be sent, and other penalties will follow if not paid by May 1. The Finance Committee met on February 23 to begin work on the 2024 budget. The preliminary budget will be presented to the Board at its May 13<sup>th</sup> meeting. Jan reported that 63 boat slips were renewed through the Loyalty Program. There are 28 single slips left for rental.
    - 2. General checking: \$54,787.00
    - 3. General Savings: \$28,659.00
  - ii. Next meeting: TBD
- d. Marina: (Acting Chairman Velinda Brown)
- i. Marina Committee report:
    - 1. Corp of Engineers application: Still pending pile material (aluminum-coated) approval.
    - 2. County permit: Contracted with CG Engineering to provide construction drawings (estimated completion 4-6 weeks).
  - ii. 2023 Projects update:
    - 1. Repair/replace dock boards as needed.

- iii. Marina Reserve balance (as of 3/15/23): \$59,951.93
  - a. Edward Jones CD #2001: \$50,392.00
  - b. Edward Jones CD #2002: \$50,462.00
- iv. Recommendations to the BOD: That the marina committee request new bids from more contractors for the marina construction.
  - a. Requested *updated* bids from Marine Floats and Quigg Brothers (3/16/23).
  - b. Request *new* bids from other contractors for the marina and the launch:
    - i. Lakeshore Construction (site visit on Friday March 3<sup>rd</sup>). Provided our drawings.
    - ii. RV Construction for launch (March 14 emailed drawings).
    - iii. Earl Lincoln Construction for launch (site visit March 13, emailed drawings).
    - iv. Jesfield Construction
    - v. Sherer's Excavation

Velinda explained that she has contacted the above to get updated bids from our current contractors and new bids from several more contractors.

- v. Algae on the lake: Copies of email provided discussing a blue/green algae discovered in the lake this winter. Art Whitson, Port of Grapeview Commissioner, took a sample of the algae bloom to a lab in Tacoma. It was confirmed to be the *toxic* blue/green algae. This algae bloom is very rare in Mason Lake. Animals should be kept away from this algae bloom.
- vi. Fund raising events:
  - 1. Cinco de Mayo (Saturday, May 6<sup>th</sup>)
  - 2. Memorial Day BBQ (or a chili cookoff) at 5:00 pm on May 27<sup>th</sup>? Discussion was had about having this event in late May. Velinda will poll members to see if the community would like to participate in it.
  - 3. July 3<sup>rd</sup>, BBQ
  - 4. Labor Day celebrated on Sept 3<sup>rd</sup> (The band Solstice is scheduled to entertain.)
- vii. Larry is aware Marine Floats Tacoma and Quigg Brothers Construction have been PSA BOD approved as Marina Project contractors. Larry explained that there is a document by a group called Zipper Geo Associates and asked Velinda if the contractors are aware of this document's contents. Velinda said she will be sure the contractors are aware of it. Larry questioned Velinda why we are taking so long to get the project going. She explained that we had to basically start over when she took on this project in 2021. Velinda recounted the last two-year process working with the county and the contractors. Most recently, Marine Floats – who she expected would create drawings of the project - has not replied to her calls, so she went ahead and asked CG Engineering to submit the drawings, instead. They should be ready soon. In the meantime, Velinda and Kip decided to get more bids to move this project forward.

Velinda understands she was doing this somewhat “in-reverse”, so she requested a motion to the Board to approve a request for updated bids for the marina upgrade. Sue made the motion. Jan seconded the motion. Motion failed. 3 yay (Velinda, Jan, Sue), 1 nay (Larry), 1 abstained (Maureen). The motion is remanded back to the Marina Committee for approval.

- e. Public Relations/Membership (Chair Maureen Allen)
  - 1. Maureen had two Sheriff meetings reports: Sheriff Sperling commended Under-Sheriff Travis for his supervision of the office staff and handling 70% of public

disclosure requests. He introduced Senior Jail Supervisor Randy Knowl who spoke about the history of and the current conditions of the jail. He hopes that a new jail facility will be built. The speakers requested Mason County residents to contact the County Commissioners regarding the need for a new jail.

The second meeting with Sherrif Spurling featured guest speaker Deputy Brad McQuade about jail conditions. He oversees home monitoring and rehabilitation of those who are jailed. Rehabilitation includes "community outreach" and that may include county garbage detail.

It was disclosed that addiction to fentanyl is responsible for increases in crime. Law enforcement believes there should be a 72-hour crisis center established in our community. 72% of all arrests are addicts and are suffering from mental health issues. The Sheriff believes drug offenders should be able to choose between drug treatment or jail. Citizens can contact Mason County Health Department for personal distribution of Narcan. Chaplain Gary Shirbish is associated with the Sheriff's Department. He said he is supporting the officers of law enforcement. He will also offer his services to the residents of Mason County.

2. No new owners in PSA were reported.

f. Water: (Chairman Will James/Co chairs /Larry Pazaski/Randy Lord)

- i. The committee report was read by Velinda. Currently, seventeen water accounts are past due. Three properties exceeded their water allotment and only one of them is high usage. Will reminded members to check for leaks, turn off their water at the meter if they intend to leave for an extended period, and practice responsible water usage.
- ii. Velinda said she emailed the 2022 Consumer Confidence Report (Water) to our association members. She will print the report and send it to those members without email addresses shortly.
- iii. Water savings: \$28,659.00.
- iv. CD interest: 5 certificates at \$100,757.00 each.

g. Web Page Group (Susan Lord)

Sue reported she continues to update the Google email group and webpage when information becomes available.

h. Block Watch (Sue Lord)

Sue reported only one incident in the past two months and reported that incident to the Sheriff's office on behalf of the homeowner.

Larry made a motion to adjourn the meeting. Maureen seconded the motion. The motion carried. The meeting was adjourned at 11:48 a.m.

Respectfully submitted,  
Susan M. Lord