

Paradise Service Associates (PSA)
2023 Annual Membership Meeting Minutes

Saturday, July 8, 2023, 2:00 PM @ The Hut

Paradise Service Associates members present as per the sign-in sheet: Maureen Allen, Cynthia Bordeaux, Velinda Brown, Theresa Collins, Garry Davies, James Doty, Stanley Eberhard, Eric Fiedler, Lee, Forderer, William James, Kevin Killinger, Robert Koenig, Lawrence Koltz, David Laswell, Susan and Randy Lord, Gregory Matsch, Michael McCumsey, Kip Miller, Janice Moon, Thomas Moore, Larry Pazaski, Lorrie Reiterman, Daniel and Tina Simms, Merrisue Steinman, Andrew Thatcher, Gary and Deleva Ulseth, Fred Warbington, Brie Westphal, Pat Wood, Warren Zeitelhack, and Roberta Servis.

1. President Velinda welcomed the members and called the meeting to order (she acknowledged that the meeting will be recorded) at 2:06 pm. (NOTE: Only the first 21.47 minutes were recorded of this meeting. Unfortunately, it is believed the recorder ran out of memory during the meeting.)
2. Each member of the Board of Directors introduced themselves and their Board-related duties to the general membership. The attendance of the Board of Directors included: Velinda Brown, William James, Janice Moon, Susan Lord, Larry Pazaski, Maureen Allen, and Kevin Killinger. Daniel McClough was absent.
3. Guest Speaker Art Whitson (Grapeview Port Commissioner) was unable to attend. He had a Port duty to attend and hopes to be invited back to a PSA meeting in the future.
4. Sue and Will read the minutes of the July 9, 2022 Annual Membership Meeting. Larry made a motion to accept the minutes as read, Maureen seconded the motion. Motion carried unanimously.
5. Velinda introduced the candidates running for election this year. She reminded the membership they can vote for all three candidates as they are running unopposed. She explained that near the end of the meeting the Board meets in Executive Session so they may select the officers for the 2023-2024 Board of Directors. Larry asked if we had a quorum at this meeting. Velinda said a quorum would be 28 persons. Tina Simms was asked to count the attendees and it was determined we had 38 members in attendance. We had a quorum. The members who were up for re-election were: Susan Lord, Maureen Allen, and Kevin Killinger.
6. Committee Reports:
 - a. Facilities Chair Daniel McClough was unable to be in attendance. Will James presented the facilities report on Daniel's behalf.
 - i. This annual report encompasses the time-period of July 9, 2022, to the present. Project updates. Some highlights were: The park has new caretakers as of August 15, 2022, to present. Currently Jerry and Sue Swaser are in their 2023 summer contract. Last season the park was closed, items put away, and the inventory of supplies was well-stocked. There have been two incidences of property damage in the restrooms which are under investigation. There have been several incidences of non-members entering the park to fish. Most were redirected by the caretakers, but some had not left. Daniel contacted the sheriff and found that anyone is allowed to swim and fish in the marina because Mason Lake is public property, and we don't own the water. We cannot ask anyone fishing (in a boat, for example) in the marina to leave provided they stay in the water. The fishers may not step upon our docks, our boats, or the Park grounds.

New signs for the playground had been purchased. A solar light for the flagpole had been installed and a new flag was donated by Ian and Ashley Gay. Our weed eater had been evaluated and repaired, but it has a cracked muffler and does not run well. There is intention of replacing the weed eater in 2024. Both the riding and push mowers were serviced by Daniel (tune-up and blade sharpening) and are working well. Daniel and Jerry have cleaned up and upgraded the horse-shoe pits. A complete list of the 2022-2023 Facilities committee's accomplishments are posted to the PSA website at <http://paradise-service-associates.org/wp-content/uploads/2023/07/2023-Facilities-Annual-report-July-8-2023.pdf>

- b. Finance Chair, Jan Moon, presented the Treasurers' Annual report:
 - i. Some highlights are: All the annual dues have been collected for the 2023 year. Jan appreciated and thanked the owners for paying in a timely manner. 49 of 186 PSA owners are renting moorage for their watercraft. All slips are rented. Through June 30, 2023 there is \$37,508.00 in the moorage reserve account. She said that launch, kayak, and hut reservations (in addition of the value of the donated snow cone machine) deposited into the park reserve was \$1,182.84. Jan provided several iterations of financial reports which were available at the Annual Meeting.
 - ii. Jan reported that the final 2024 Budget review process was held on May 8, 2023 for the 2024 budget. There was no increase in dues for 2024. The Board approved the 2024 budget at its May 13, 2023 meeting.
 - iii. Jan reported Belfair Tax (our provider) is in transition with a new bookkeeper.
- c. Marina, Acting Chair, Velinda Brown (Kip Miller is co-chairman) presented the report.
 - i. Annual report with 2023 project update highlights: Velinda reported the Marina Committee – which consists of several marina slip renters – met seven times from August 2022 through June, 2023. The permitting process for the marina upgrade is very close to being finalized by the County and Federal agencies. Additionally, she reported that WA State Fish and Wildlife has extended our “fish window” from June 1 to September 30 which will expire in 2025.

The Marina Committee requested new bids for the project to be started in May 2024. After reviewing the updated and new bids, the Committee has decided to do as much work as it can itself to keep labor costs down.

The PSA Board of Directors rejected a recommendation from the Committee to assess each owner for replacing the Marina. Six investors have committed to financing the project at 5% interest for repayment. The term will be 10-12 years.

To read the complete report go to the PSA website: <http://paradise-service-associates.org/wp-content/uploads/2023/07/Annual-Marina-Committee-Report-7-8-23.pdf>

- ii. Next meeting: TBD
- d. Water System, Will James presented his report.
 - i. Annual report with project review. Will said that since our last membership meeting, our water system has pumped over eight million gallons of water out of the ground. There had been a major water break due to construction and it was not recognized for several days. Will asked to be contacted if any member or their contractor is planning to dig near water meters or water main piping. He will be able to ensure there are

mitigating measures in place to prevent a system break. It is the responsibility of the property owner to pay for the cost of the repairs. Currently, one of our blow-off standpipes was damaged and Will is working to get a bid for repairs. The member who backed into the pipe will be billed for the cost of the repair.

Will plans to have a Water Committee meeting in late August or early September. There is a need to evaluate year-to-date spending on the water system and potential cost increases. It is possible there may be a rise of \$5.00 per month in our water bills because we do not want to use reserve funds for ordinary expenses. Will said the goal of the Association is to have one million dollars in the reserve fund to cover equipment life cycles and catastrophic failures.

Larry Pazaski commented that individuals are responsible for their water lines from the meter box to their house. He also forewarned that insurance rates are going very high, and the cost of electricity is going to go up massively. Will commented that he has “assessment coverage” on his homeowner’s policy.

To read the complete report, go to the PSA website: <http://paradise-service-associates.org/wp-content/uploads/2023/07/PSA-Annual-Water-System-Report-2023.pdf>

Short break (20 minutes) to count the ballots (2 BOD members/2 Association members are required)

Will reported there were 39 ballots cast. Here are the results.

e. BOD Election (three seats were eligible for vote)

- i. Susan Lord: 36
- ii. Maureen Allen: 28
- iii. Kevin Killinger: 30

Audit

- iv. Not necessary: 30
- v. Is necessary: 4

Budget

- vi. Approve: 31
- vii. Reject :3

In addition, there was a survey on the ballots. The results of the survey are:

- i. Question 1: Would you be willing to pay a special assessment, **per lot**, to finance the Marina dock’s replacement? Results: 17 yes, 22 no.
- ii. Question 2: Would you be willing to pay a special assessment, **per member**, to finance the Marina dock’s replacement? Results: 10 yes, 26 no.
- iii. Question 3: Which amount would you prefer? Results: 6 at \$1000.00, 14 at \$1500.00.

f. Governing Documents Acting Chair Velinda Brown presented the report.

- i. Velinda said the Governing Documents Committee has been meeting over the past several months to discuss the following topics: Dues, calendar, and collection process when dues are not paid on time; Long- and Short-Term rental (STR) requirements and the application process; and dog control within our community and park area. Additional members of the Committee are: Merrisue Steinman, Tina Simms, and Susan Lord. Other PSA members have also attended at times.

Velinda reported that several HOA's in Mason County have members who are offering STR's and we wish to be pro-active in creating STR requirements and rules as soon as possible. At the time of reporting, Velinda said there was one confirmed property in PSA being used as a short-term rental.

Velinda said the Governing Documents Committee will be presenting their recommendations to the Board of Directors at its July 15th meeting.

ii. Next meeting: TBD

g. Web Page Chair, Susan Lord, reported the following.

She continues to update the Google Email Group as per the instructions from the President. She continues to update the webpage with upcoming events and posting Board member reports after each Board meeting. She also manages the Google calendar on the Announcements and Events page of the website. The known dates and pertinent information are headlined on this page, as well.

h. Membership/Public Relations Annual Report presented by Maureen Allen

Maureen said she attends the Citizens Auxiliary Advisory Sheriff's meetings monthly. At the June 8, 2023, meeting she learned that capital funds are being addressed in Olympia in the support of a new Sheriff's Jail/Office. This month, the Sheriff's Office reported they are losing three officers for multiple reasons. The department is offering a sign-in bonus due to the demand for more officers.

Maureen also reported that the "Belfair meetings" (a second monthly location for the Sheriff's Advisory meetings) are not working well. She said the turnout is anemic and some folks just complain.

To read the complete report, go to the PSA website: <https://paradise-service-associates.org/wp-content/uploads/2023/07/CITIZENS-AUXILIARY-ADVISORY-SHERIFF-6-8-23.pdf>

i. Block Watch Annual Report presented by Sue Lord

Sue reported that incidences were rather low the past few months in Paradise Estates. As usual, she will send a report at the end of July to the Mason County Sheriff's office. Our neighborhood Block Watch reports and our neighbors' reports (when victimized) to the Sheriff's Office helps keep our community at the top of their mind which will increase their presence in our community. She asked our community to report incidents to Sue Lord or Co-manager Theresa Ancich so we can keep a record of them.

8. Announcements:

Velinda announced that a newsletter will be provided following the Annual meeting (either on the web page or by mail for those without email).

9. Other matters that may properly come before the Board. Three members had comments:

a. Larry Kolz expressed his opinion that the annual dues are too low. He believes we should have a "reserve fund" as some of our current spending will require it. He reiterated we need higher dues.

b. Rebecca Eddy says she believes it is good sense to have an audit every five to ten years. It should be a "usual thing." Will replied that audits can cost from five to 15,000

dollars. He encouraged Rebecca to join the finance committee so she can also have a purview over the budget and financials. Rebecca said she would think about it. Velinda said we could add new line items for a reserve fund and park savings accounts.

Larry made a motion to adjourn the meeting. Will seconded the motion. Motion carried. The meeting was adjourned at 4:00 pm.

Immediately following the meeting, the Board elected the 2023-2024 officers to serve a one-year term on the Board of Directors.

Respectfully submitted,

A handwritten signature in blue ink that reads "Susan M. Lord". The signature is written in a cursive style and is underlined with a green horizontal line.

Susan M. Lord, Secretary
Paradise Service Associates