

PSA BOD MEETING MINUTES

Saturday, March 16th, 2024; 10:00 a.m.

Location: MBCC

Officers and Board members in attendance (as per the sign-in sheet): Velinda Brown, Susan Lord, Kevin Killinger, Tina Simms, Larry Pazaski, and Daniel McClough. Both Maureen Allen and Will James were excused from the meeting. Association members present (as per the sign in sheet): Rob Koenig.

1. President Velinda Brown called the BOD meeting to order at 10:07 a.m. and acknowledged the meeting was being recorded.
2. Velinda provided a Presidents Report:
 - a. The Treasurers' position is still vacant. She said there may be one interested party and another person is a possibility.
 - b. Velinda asked that the following committees provide their 2024 budgets to the Financial Committee by April 22, 2024: Park, Marina, and Water Committees.
 - c. Velinda reported that the Board positions are now numbered on PSA's web site.
 - d. Velinda invited Sue to read comments about "Elements of Meeting Minutes" which she gleaned from the internet. These suggestions included passages from Roberts Rules of Order and professional organizations.
3. Approval of the January 27, 2024 BOD minutes: Velinda polled the Board and asked if all had read the January 27th meeting minutes. All replied they had. Larry had sent some comments (via email) about the minutes prior to the meeting. Discussion was had about the comments:
 - a. Larry was concerned that the results of a particular vote in the January minutes were not reported. It was found that the voting results were in the minutes.
 - b. In language regarding Short Term Rentals in our community, Larry suggested the words "per occurrence" would be clearer as "defined by each rental contract". Velinda said she would discuss his recommendation with the Association's attorney who has been tasked with reviewing our STR documents.
 - c. Larry was concerned about the Soundview bid for the Marina upgrade. Velinda explained the process of obtaining bids from several contractors. Larry made a motion to rescind the Soundview bid and send it back to the Marina committee for new bids. There was no second to the motion. The motion died.
A motion was made by Velinda to approve the January 27th minutes. Daniel seconded the motion. Motion carried, 4 yeas-1 nay.
4. Old Business: none
5. New Business: none
6. Committee reports:
 - a. Governing documents. Chair Tina Simms provided a written report.
 - i. The committee met on February 26, 2024 in order to finalize the finer details of the STR rules before submitting them to the Associations attorney for review. The attorney responded and said he was currently "swamped" and would have answers to the committee by the end of the month. Velinda followed up by discussing the "next steps". After attorney approval or recommendations, the STR Rules will be recorded then posted to the Association website. Velinda will also send an email to the membership regarding the new STR Rules.
 - ii. Larry recommended to Tina to consider "lot size minimums" regarding STR's in Paradise and asked her to voice it as a concern at the next Mason County Short-Term Rental Regulations meeting at which she attends.
 - iii. Next meeting: TBD

- b. Facilities Chair Daniel McClough provided a written report.
 - i. Dan said a flywheel gear and starter gear were purchased for the lawn tractor. After installation, the tractor is working great. In addition, he said that wood was purchased for restroom repairs. He thanked Dan Wolfe for obtaining restroom dividers and appreciates Jerry, Dan & Tina Simms for assisting Dan with the upgrade project. In addition, he reported that the ski dock has a damaged flotation chamber. Dan said he will order a replacement and will install the new float as soon as possible.
 - ii. Facilities update: A “meet and greet” gathering was had to schedule time to work on projects prior to the park opening.
 - iii. Recommendations to the Board:
 - 1. Dan made a motion to pay Jerry and Sue Swaser for five hours of pay at \$15.00 per hour for a total of \$75.00 to compensate them for their time spent on rotating heaters in the restrooms to ensure the pipes didn’t freeze during the recent freeze. Tina seconded the motion. Motion carried unanimously. In addition, Dan reported the Swasers began work on March 15th and have signed their summer contract. Velinda said the Winter contact needs to be updated.
 - 2. Dan recommended the winter and summer contracts be combined and intends to create such for board approval by the end of summer. Velinda strongly recommends there be separate contracts. She said this will be discussed in the future.
 - iv. Launch update:
 - 1. See Marina report for update.
 - v. Park reserve balance: Velinda reported we have \$2,127.79 in the account after making a down payment to Soundview.
 - 1. CD update: \$156,000.00 renewed matures on 3/26/24. The CD’s interest rate is 5.2%, so we will have an additional \$2,028.00 at maturity. She may divide the \$158,000.00 into two CDs so if there is a need to make a payment to our contractors during the term of the CDs, we won’t risk all the interest earned.
 - vi. Next meeting: TBD
 - c. Finance: Acting Chair Velinda Brown provided a verbal report. She said our bookkeeper unfortunately contracted Covid and had surgery, so she was too ill to give us our usual financial reports. Velinda provided the following balances as of March 12, 2024.
 - i. Financials:
 - 1. General checking: \$60,864.06
 - a. Dues \$6,801.00 remaining. Reminder invoices have been sent.
 - 2. General Savings: \$9,709.72
 - 3. Transferred \$40,000.00 from Park reserve to general checking for payment to Soundview for launch materials down payment.
 - 4. Velinda reported that she believes we should investigate obtaining a new bookkeeping firm. Kevin recommended “The Tax Man” in Shelton. He is pleased with their service and prices. Velinda will call them for pricing, etc.
 - ii. Next meeting: TBD
 - d. Marina: Acting Chairman Velinda Brown provided a written report.
 - i. Velinda read the Marina committee report. Additionally, she provided the January 27, 2024 Marina Committee meeting minutes to the Board.
 - ii. Construction update: Soundview will replace the launch in July 2024. The job will take about one month, so boaters will need to put their boats in at the County’s public launch during that time. Volunteers will remove Docks A and B in mid-September and Lakeshore will install the pilings by September 30th 2024. The docks can be floated in during October or early November 2024.
- Loyalty Program participants met at the marina on March 9th. Boaters were assigned appropriate spaces for their watercraft for the 2024 boating season. Volunteers installed the

gangways on the dock entrances. The floating dock was assessed for damage. Some wood and a float chamber need to be replaced.

The first fund raising activity will be the April Fools Polar Plunge on April 6, 2024.

iii. 2024 Projects update:

1. Repair/replace dock boards as needed.

iv. Loyalty Program: \$26,800.00 was collected.

v. Marina Reserve balance: \$47,501.12

vi. PSA general membership to pay up to 30% of Dock A (\$27,009.00+/-) that will be used for members who only launch watercraft.

1. Edward Jones CD:

2. OURCU CD:

a. Opened Dec 29, 2023 for \$100,000.00 at 5.6% for 1 year term.

1. 2024 interest will be \$889.32.

Larry was concerned about the estimated cost of the floating dock. Dan said he did not know yet, however he hopes the repairs can be made before April 1.

vii. Recommendations to the BOD: Purchase a few bumpers for Docks at \$42.00 per 4 feet.

viii. Fund raising events:

1. Polar Plunge (April 6th Mason Co Fire Department on board to cook breakfast) 10am-2pm
2. Cinco de Mayo (Saturday, May 4th)
3. July 3 (Wednesday) BBQ, band, & fireworks. Velinda has reviewed a band called "Phase 5". She felt they provided good dance music. She is looking at securing them for July 3rd. Tina has heard about another band. They will be contacted to see if they can play in our September event.
4. August Luau
5. Labor Day (August 31st)
6. Brats and Brew September 28th (co-sponsored with MBCC)
7. S'mores campfire (December)

ix. Next meeting: TBD

e. Public Relations/Membership Chair Maureen Allen provided a written report to the Board.

1. The Sheriff's meeting report was given to the Board members for review.
2. New owners. Velinda reported one new owner on Olympic Dr.

f. Water: Chairman Will James provided a written report to the Board. Daniel read it at the meeting.

i. The committee report included information about water usage. Will needed to shut off an out-of-state homeowner's water on March 12th as their system had a leak and has incurred a water bill of several thousands of dollars. Will reported that six accounts have exceeded their allotment, 16 accounts are past due, and one account has been suspended.

1. 2023 CD interest: \$17,150.00 (5 CD's)

ii. Water checking; \$14,445.25

iii. Reserve account: \$45,829.56

iv. CD's: (5) \$510,000.00 with Our Community Credit Union at 5.26% matures 12/29/2024.

1. 2024 interest: \$993.85 x5=\$4,969.25

v. Recommendations to the BOD: none

Larry reported that his meter box froze during the recent cold snap. He recommends some of the boxes may need to be better insulated. He also said that during the recent water system break on EMLD, the valves could not be found. He recommends marking the valves. Velinda asked Larry to contact Will to remind him to research valve "location markers".

vi. Next meeting: TBD

g. Web Page Group: Susan Lord provided a written report to the Board.

The Announcement and Events webpage shows activities throughout the summer. She will remove the

Spring Clean-up from the website page as our community has not had one for years. If there is need for such in the future, an email can be sent to our community to form a work party. Daniel suggested we could have a community clean-up function on Earth Day, if needed.

h. Block Watch: Sue Lord provided a written report to the Board.

Report: No incidents have been reported since our last meeting. The Board agreed that is a good thing.

Discussion was had about an individual who takes wood from adjacent Green Diamond Property. He is using a chain-saw at 5:00 in the morning. Velinda said she could send a message to the individual's mother who is a PSA property owner regarding our "noise rule" being violated (10:00 pm to 7:00 am are quiet hours) by her son.

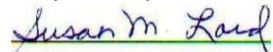
Larry asked if Will James could be reminded to send the email thread he had with the PSA attorney regarding the investor loan contract.

Tina prompted discussion about the boat bumpers. Tina was concerned that if she bought boat bumpers this year, installed them, and then was moved to a new slot next year, can she take the bumpers with her? Velinda said she and Kip are having discussions about this very thing. It is certainly something that will be addressed at the next Marina Committee meeting. Of course, if there are questions and a member cannot attend the next Marina Committee meeting, they may send those questions via email to the committee chairs. Larry suggested the bumpers should be a requirement to protect the investment of the docks.

Larry said our recorded meetings should be considered a permanent record. The Governing Documents committee could discuss this in the future.

7. There were no other matters that came before the Board by our members. Velinda moved to adjourn the meeting. Tina seconded the motion. Motion carried. The meeting was adjourned at 11:19 a.m.

Respectfully submitted,



Susan M. Lord, Secretary