

PSA BOD MEETING MINUTES

Saturday, July 20, 2024 10AM

Location: The Hut

Officers and Board members in attendance (as per sign-in sheet): Velinda Brown, Susan Lord, Tina Simms, Kevin Killinger, Maureen Allen, Daniel McClough, Kip Miller and Forrest Strickland. Will James was excused.

Association members present (as per sign in sheet): Warren Zeitelhack and Rob Koenig.

1. President Velinda Brown called the BOD meeting to order (acknowledging the meeting will be recorded) at 10:03 a.m.
2. Presidents Report:
 - a. Velinda said the newsletter will be sent in July. She said she emails it to all except about 28-30 owners who do not have email addresses. She will send the newsletters to those owners by post.
 - b. Velinda reported on the July 6th, 2024 Annual Meeting election results: 47 ballots were cast by the membership.
 - i. Directors Tina Sims (47 votes), Forrest Strickland (47 votes) Kip Miller (40 votes), Larry Pazaski (7 votes). Directors will serve a 3-year term.
 1. Velinda reported that an executive meeting was held immediately following the Annual Meeting: Officers elected were Velinda Brown (President), Will James (Vice), Susan Lord (Secretary) and Forrest Strickland (Treasurer) for the term of one year.
 - ii. Velinda stated annual meeting votes indicated no audit is necessary. (30/14)
 - iii. She also stated that the 2025 budget passed. (38/6)
3. Approval of the March 16, 2024 BOD minutes: Sue Lord made a motion to approve the minutes, Dan McLough seconded the motion. Motion carried unanimously.
4. Approval May 18, 2024 BOD minutes: Sue Lord made a motion to approve the minutes, Maureen Allen seconded the motion. Motion carried unanimously.
5. Old Business: None
6. New Business: None
7. Committee reports
 - a. **Governing Documents:** Chair Tina Simms reported she had no new report since the recent annual meeting. There are no current recommendations to the board and the next meeting is TBD.
 - b. **Facilities:** Chairman Dan McClough reported there have been two intrusions by

outsiders in our marina since his last report.

- i. Dan gave a Facilities update regarding the remaining 2024 project list:
 1. He is getting bids on the installation of a hot water tank for the restrooms.
 2. The lavatory floors need to be re-sealed.
 3. He believes a security camera should be placed on the bathroom building to point out toward the floating dock.
 4. He is reorganizing the tools to utilize the new shed. The tractor shed's shelving will be removed so there is adequate room for the tractor, which also provides for the safety of the operator.
- ii. Dan said Gordy White has offered to repair the weld on the swim dock. Gordy also said he will take care of the weld needed on the teeter-totter.
- iii. Motion for purchase of new shed:
 1. Sue recommended we read the email vote into the minutes. Dan had made a motion via email to the Board on July 14, 2024, stating: "I make a motion to purchase a shed from Warren Zeitelhack for the cost of \$350.00. This cost was confirmed yesterday and includes the support blocks. Warren is going to include with the shed some of the extra wood for the shed." Velinda seconded the motion and the motion passed by a majority.
 2. Dan reported that the 12x16' shed was put in place on July 15th by volunteers Fred W, Randy L, Pat W, Warren Z, Steve A and Jerry S. Dan thanked the volunteers and thanked Sue Swaser for providing lunch. Dan reported that a payment voucher will be sent to the bookkeeper for payment of the shed.
For more information, please see here: <https://paradise-service-associates.org/wp-content/uploads/2024/07/24-7-Facilities-Report.pdf>
- iv. Velinda provided a Launch update:
 1. Construction to start mid July 2024.
 - a. 1st installment paid 3/5/24 \$40,000.00 **Paid**
 - b. 2nd installment due July 15 \$60,000.00 **Paid**
 - c. 3rd installment due August 15 \$60,000.00
 - d. Final installment due upon completion Sept \$39,911.78
- v. Velinda discussed the Park Funds raised recently:
 1. Polar Plunge: \$50.00
 2. Cinco de Mayo: \$140.00
 3. July 3rd BBQ, dance: \$325.00
 - a. Fred Warbington has offered to cook hamburgers and hot dogs during other events and sell them for \$5.00. This is a way to recoup some of the money spent on the food which was not used during the 3rd of July dinner.

- vi. Park reserve balance: \$ 108,746.20
 - vii. Next meeting: TBD. Discussion was had regarding the lack of Facilities meetings lately. Rob Koenig said he is concerned there have been no meetings. He believes other people in the community may want to be at the Facilities committee meetings. He said there may be things that need attention which Dan doesn't know about and having meetings will be a good way to learn of those things. Dan understood the concern and plans to put together a meeting soon.
- c. **Finance:** Acting Chair Velinda Brown and Forrest Strickland, Chair provided a report.
- i. Financial report:
 - 1. General checking: \$ 39,775.77
 - a. Dues: all have been collected
 - i. Penalties from members still owing is \$110.00. Velinda sent out invoices for those penalties in late June. If not paid, those penalties will be added to their 2025 dues.
 - 2. General Savings: \$ 9,710.05
 - 3. Forrest reported that the new bookkeepers are still going over all our information and consequently could not update him with new numbers since the Annual Meeting. He will call a Finance meeting after receiving their first report. Velinda said she plans to take our bookkeeper to OCCU to introduce her and provide her with the ability to access our account. Will James will also have to sign to give her permission to access our account.
 - 4. Board recommendation:
 - ii. Next meeting: TBD
- d. **Marina:** Chairman Kip Miller and Acting Chair Velinda Brown.
- i. Appoint Kip Miller as the Marina chairman
 - ii. Marina committee report: Velinda provided the report. The investors met in June to add \$17,000.00 each to the loan. Part of this amount will pay for the bumpers on the new docks. The investors had agreed to lend up to \$50,000.00 each, but with the interest and slip rental income, the amount loaned to-date is \$42,000.00 each. The first payment on the loan was made on July 3rd excluding the percent of tax withholding which each investor chose. Velinda said we will need volunteers in September to remove the two old docks by mid-September as Lakeshore Construction will require access to install pilings by September 30th. Soundview Landscaping will begin the Launch replacement by July 15, 2024. Completion is estimated to take one month. Members who wish to launch during this time will need to use the Public Launch at the northern end of the lake. For more information, please see here: <https://paradise-service-associates.org/wp->

- iii. 2024 Marina Projects update:
 - 1. 1st Installment to Lakeshore due June 30 \$114,151.98 **Paid**
 - 2. Final payment approximately October 2024 \$114,151.98
- iv. Marina Reserve balance: \$ 61,234.05
- v. OURCU CD: Opened Dec 29, 2023 for \$100,000.00 at 5.6% for 1 year term. Current balance: \$122,913.32
- vi. Next Marina Committee meeting: To be held in August
- vii. Maureen Allen asked Velinda exactly how much we have spent on the Marina bumpers so far. Velinda did not know the exact amount off the top of her head. She said the next two docks will cost about \$10,000.00 for the protective bumpers. She reported the investors agreed to this additional expense as the total projected cost is less than how much they were willing to invest. Rob asked if we sold out the entire marina slips this year. Velinda said she was not sure, however there is one slip that tends to be used for “day rentals”.
- e. **Public Relations/Membership** Chair Maureen Allen said she had nothing new regarding Sherriff’s meetings to report since the Annual Meeting. She has nothing to report regarding new closings on property sales within our community.
 - 1. Velinda said she has learned there will be new owners on a bare lot on Lakeview. It closes on Aug 9 from Hagen to Thatcher.
- f. **Water:** Velinda reported on behalf of Will who was out of town.
 - i. Committee report: Velinda read Will’s report. Some of the highlights of the report are that we have had a few water system outages due to the on-service booster pump controller faulting. Will is in the process of getting it replaced. He is also looking to upgrade the controller for the backup booster pump, as well, so the two pumps can operate in tandem with each other by switching which pump is in service each day. He hopes this will reduce the wear and tear on each of the pumps. Will reported he has asked for a quote from an asphalt company to repair part of the road on MLD which was damaged after a main-line rupture last winter. He will ask for additional quotes. For more information, please see here: <https://paradise-service-associates.org/wp-content/uploads/2024/07/Water-Committee-report-7-20-24.pdf>
 - ii. Water checking: \$ 39,775.77
 - iii. Reserve account: \$ 62,931.32
 - iv. CD’s: (5) \$510,000.00 with Our Community Credit Union at 5.26% matures 12/29/2024
 - 1. 2024 interest: \$ 2,913.32 each x 5= \$14,566.60
 - v. Sue asked about a recommendation from Larry P. to the Board suggesting a process called “flushing water mains”. She wondered if this is appropriate for our system and if there is a worry this process may harm our system.

Several members in attendance said this should not cause problems with our water system and it has been done before. Rob said our water system really needs to have “pressure-reducing stations” at a couple points in our community. He explained that the water system goes downhill, and the pressure increases from 40 psi on Olympic Dr where the pumps are located to over 100 psi at the lowest neighborhoods near MLD. While the system does have “isolation valves” the pressure reducing stations would be a much better option. In addition, homeowners can also reduce the risk of flooding by installing their own flow restrictors or “automatic shut-off valves” which will turn off the water entering the home if there is a break in their plumbing system. It was recommended by Rob we consider installing pressure-reducing stations. Velinda said she will request Will to have a Water Committee soon to discuss this recommendation.

vi. Next meeting: TBD

g. Web Page (Susan Lord)

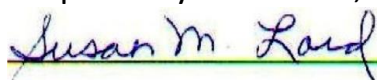
Sue discussed upcoming events posted on the website and learned she had placed the wrong dates for two functions on the page. She said she would fix this as soon as possible. She asked if some activities noted on the website that has the “TBD” (to be determined) designation might have updates. There were none, yet. Dan said he will discuss a possible Horseshoe and/or Pickleball tournament at the next Facilities Committee meeting.

h. Block Watch (Sue Lord)

Sue discussed one reportable incident since her last report. One of our members had said he observed on his Ring recording that an unknown male entered a portable toilet located on his property in the very early morning hours and remained there for about a half hour.

8. Other matters that may properly come before the Board (each member is limited to approximately 2 minutes) There were no additional matters. Sue made a motion to adjourn the meeting. Tina seconded the motion. The motion carried unanimously. The meeting was adjourned at 10:50 a.m.

Respectfully submitted,



Susan M. Lord, Secretary