

**Paradise Service Associates (PSA)**  
**2024 Annual Membership Meeting Minutes**  
**Saturday, July 6, 2024, 2:00 PM**  
**The Hut (in the park)**

1. President Velinda Brown called the meeting to order at 2:00 p.m. and acknowledged the meeting will be recorded.
2. Velinda asked the current Board of Directors to introduce themselves.
3. The minutes of July 8, 2023, Annual Membership Meeting was read by Will James. A motion to approve the minutes was made by Sue Lord. Will James seconded the motion. Motion carried unanimously.
4. Velinda introduced the candidates running for election. She also explained how, after the election, the new Board will meet immediately after this meeting to select the officers for the current year. Each officer will serve one-year terms.:
  - a. Tina Simms
  - b. Larry Pazaski
  - c. Forrest Strickland
  - d. Kip Miller

Larry Pazaski asked if he could speak to support his position for running for re-election. Larry reviewed how involved he was in the past in installing our water system from 2007 through 2009. He said he has two areas of concern: the investor contract for building the marina and the cost of the boat launch bid. He also asked the members to “vote no” on the increase of dues. Velinda asked if any of the other candidates would like to speak. Each of the other candidates declined.

Velinda asked the membership if they had an opportunity to vote, yet. The attendees indicated they had so there was no need for a 10 minute “voting” break.

5. Committee Reports:
  - a. **Facilities** Committee chair, Daniel McClough, provided his annual report with a 2024 project update. Among some of the achievements this past year are remodel of the bathrooms by volunteers, purchase of a new lawn tractor and sale of the old tractor, new step-up deck for the caretakers, new battery-operated weed-whacker, new covers for the horseshoe pits, new aluminum ramp for the ski-dock and repair of the dock, as well. He also said we have a new pickle-ball set, new shelving for the storage area, holes in the jetty caused by otters had been repaired, trees on the east side of the park had been trimmed, and a teeter-totter spring was purchased.
    1. Daniel continued with a 2025 project review. He said a volunteer from the community has offered to weld the new teeter-totter spring. This volunteer will also weld the broken support on the swim dock. Some other things to do in the next year are to evaluate the keypad entry to the park for repair or replacement, install a hot-water heater, re-paint the basketball court and hoops, and repair the rotten ski dock boards this winter.
    2. Dan provided some park reminders: we are now using bracelets for the PSA parties at the hut. Hut rentals are booking up, so he suggested members to plan ahead if they are interested in making reservations for use of the hut.
    3. Dan reported there were a few “incidences this past year.” He said there were a couple occurrences of non-members entering the park or marina, but they were redirected. He reminded the members that the *water* in our marina can be used by non-members (such as for fishing) so boat owners should cover and stow their belongings when parking their boats in the marina.

Larry commended Daniel for the work he had done for Facilities this past year. He asked Daniel if there was a proper bid on repairing the floating dock yet. Dan said he learned it would be best if the floating dock was flipped over this winter so all elements of the wooden frame could be examined to get a proper bid on repairing it.

- b. Forrest Strickland, **Finance** Committee chair, provided his annual report. Forrest said he only recently came into this position and has spent time familiarizing himself with the Association's budget, financial accounts and reporting. The Association is in good shape financially and has a good plan for the marina, as well. He said we have recently switched bookkeepers and the change will lead to significant savings for our HOA.

1. 2025 Budget review: Forrest said we are in good shape with our annual dues collection and have a small number of members with late fees. There is one delinquent account. Forrest will continue to monitor our variance reports and track them throughout the next year. His focus is to monitor our budget on the Association's behalf. Forrest noted there is a recommended increase of \$20.00 for the 2024-2025 year. He believes it is prudent to do so to protect us from future inflationary issues and the fact we gave the caretakers a raise.

2. A member asked Velinda a question: "Information on the water system's interest income for 2025 is not noted on the budget." Velinda said it is hard to predict interest payments. Discussion was had. Velinda agreed she could estimate a reasonable interest amount on the next budget cycle.

- c. **Marina** acting committee chair, Velinda Brown, and Kip Miller Co-Chair provided an annual report with a 2024 project update. Velinda said the committee met several times in the past year to coordinate the removal of Dock C in 2023 and to plan the removal of Docks A & B in 2024. We have been approved a "Fish Window" by government agencies of July 1 through September 30. The dock's pilings must be installed within these dates. Five investors have loaned PSA \$42,000.00 each. The first payment on the loan was in July 2024 in the amount of \$37,500.00. The interest rate is 5%.

Lakeshore Construction completed the installation of Dock C by November 2023. Gangways were purchased and delivered to the park, as well. Bumpers to protect the dock had been purchased and installed. Lakeshore Construction has received their downpayment in June 2024 for Docks A & B. Volunteers are set to remove the old docks in September 2024, then Lakeshore will install the new pilings. New Docks A & B should be floated in by December. Bumpers will be installed prior to the park opening in April 2025. Soundview Landscaping was awarded the contract to replace the boat launch. They should begin in mid-July and are slated to complete the job in about one month. A down payment was made in March 2024, with the remaining due in increments until completion of the project.

The Loyalty Program was held in February 2024. All slip renters were eligible to apply for one slip. Single slips were priced at \$400.00, double slips at \$800.00. The remaining slips were available for rent on March 15<sup>th</sup>. The marina committee will discuss the Loyalty Program for 2025 and make a recommendation to the Board in November 2024. The Marina reserve balance as of June 20, 2024 was \$80,359.05 and the Marina CD balance on the same date was \$122,913.32.

Larry Pazaski asked about the costs of the marina bumpers. Velinda said she does not have a total yet. She hopes to have that information at the next board meeting. A member asked why the Polar Plunge was so late this past year. Velinda explained we did attempt the Polar Plunge on January 1<sup>st</sup> in the past, but there was little attendance. As this is a fundraiser, it makes more sense to hold it later in the year she said. Velinda said the board discusses the upcoming year's events at its November meeting. She said she will bring the date of the Polar Plunge to the attention of the board for discussion.

1. Next meeting: TBD

- d. Will James Committee chair of the **Water System** presented his report. Will reviewed several major incidents over the past year. They include a water main explosion, two water meters that burst in freezing weather, numerous leaks and high meter readings, an unbalanced power condition which caused our generator to keep turning on and off and consuming a large amount of fuel. Additionally, we had a loss of water on June 20, 2024 when the running pump faulted and the backup pump failed to start. All issues have been resolved or are being considered for replacement of some parts. Will reminded our membership about using water wisely and monitoring their usage, watch for leaks, and turning off their water when

away for an extended period.

Will said our five CD's - \$110,000.00 each - are earning 5.26% interest. The intent of the CD's is to grow our water system reserve funds with the goal of reaching one million dollars. In addition, Will explained the \$5.00 increase in our bi-monthly billing will help offset inflationary increases of our operating costs. Will reported that members can receive their water bill via email. Members can contact Northwest Water and they will set up your billing changes.

Will said he has purchased blue reflective paint and markers to identify all the valves for the water system on the street. He hopes he can accomplish this task within the next month. Will said he will email his committee members for assistance with this project.

- e. **Governing Documents** Committee Chair, Tina Simms, presented her annual report. She said the Governing Documents committee met several times this past year. The focus was to update and revise the 2010 PSA Rules and Guidelines from everything such as rules about dogs in the park to Short-Term Rentals in the PSA community. The committee finalized and submitted the recommended changes to the Board at the May meeting. The Board approved the changes, and the Rules & Guidelines were recorded in June 2024. The revised Rules and Guidelines are available on PSA's website.

Velinda said one issue that took a lot of time for this committee was that they were working to create some rules about Short-Term Rentals for our Community. Then, we learned that Mason County was in the process of developing some regulations for STRs. Velinda and Sue have been listening in on the County Commissioner's meetings and as a result the Governing Documents committee has agreed to rely on Mason County to provide the oversight for Short-Term Rentals. Velinda said we don't know when they will be adopted, however.

- f. Susan Lord, Chair of the **Web Page** provided an annual report. She said she updates the webpage at least every couple of months and often more frequently than that. She pointed out that the page which is entitled "Announcements and Events" is up to date for all known upcoming community events and hut rentals. Sue said she recently added a link on this page entitled "PSA Park and Marina Rules-2024" which is an easy download for our members for quick reference.

- g. Maureen Allen, **Membership/Public Relations** Chair presented her annual report. Maureen said this past year has allowed the Sheriff Department to obtain a new Armored Vehicle and a Mobile Command Unit vehicle. In addition, the Mason County Commissioners allocated funds for new uniforms, firearms, body cameras and a new fleet of rental cars. Mason County is the lowest officer staffed county (per capita) in the entire state and is in serious need of more recruits.

She reported that squatters have become a problem in our county and said the Sheriff recommends owners place a "No Trespassing" sign on their property. The posting gives officers more authority to perform evictions. Maureen said because Mason County has grown, crime is on the increase as well as narcotic usage and fatalities. Automobile fatalities have also increased.

Maureen reported there have been four recorded and completed property sales within Paradise from July 8, 2023 through July 6, 2024.

- h. **Neighborhood Block Watch** Co-Manager Sue Lord provided a report. She thanked the Board for including her to provide a report at its Annual Meeting. This committee consists of two co-managers and 11 captains. Members who experience "incidents" (theft, trespassing, etc.) can report their concerns to any of the managers or captains in our community. Sue keeps a record of the incidents and reports every couple of months to the Sheriff's Department. Sue recommends community members also report their incidences to the Sheriff's Department so our neighborhood is at the top of their mind and may increase their presence in our community. Of course, she said, if the incident is an emergency, our members

should call 911. Sue suggested members review the Neighborhood Block Watch on the PSA website for more information.

6. Other matters that may properly come before the Board: Member Larry Koltz asked Sue Lord if she had noticed the Community Block Watch signs located at Olympic Dr and Mason Lake Drive E. had been spray painted. She said she had noticed it. He said he did not like “tagging” and wondered if the signs could be replaced. Sue said that would cost money, so she offered to attempt to clean up the signs.

Tom Moore suggested we should revoke the \$25.00 boat launch fee. If not, then he suggested that \$25.00 should come out of the Marina rental fee to be given to the park fund to care for the launch. Velinda said she will refer Tom’s suggestion to the Board to take it into consideration.

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

7. Velinda called the meeting back to order to announce the results of the ballot count. She said there were 47 members present.

**BALLOT RESULTS**

- a. BOD Election
  - a. Tina Simms: 47
  - b. Larry Pazaski: 7
  - c. Forrest Strickland: 47
  - d. Kip Miller: 41
- b. Audit
  - a. Not necessary: 30
  - b. Is necessary: 14
- c. Budget
  - a. Approve: 38
  - b. Reject: 6

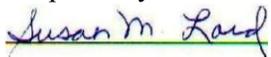
**8. Announcements:**

1. A newsletter will be provided to our members following the Annual meeting (either via email or by postal mail for those without email accounts).

Forrest made a motion to adjourn the meeting. Kevin seconded the motion. Motion carried unanimously. Immediately following the meeting, the BOD elected its officers to serve a 1-year term.

Meeting adjourned at 4:05 p.m.

Respectfully submitted,



Susan M. Lord, Secretary