

Paradise Service Associates (PSA)
Board Meeting Minutes
Saturday, July 19, 2025; 10:00 AM @ The Hut

Board Members Present: Kip Miller, Tina Simms, Susan Lord, Dan Wolfe.

Board Members Absent: Daniel McClough (unexcused), Kevin Killinger (excused), Will James (excused).

Community Members Present: Velinda Brown, Rob Koenig, Jerry Swaser, and Larry Pazaski

1. President Kip Miller called the meeting to order and acknowledged the meeting was being recorded. (The meeting was recorded, when Secretary Susan Lord downloaded it to her computer it was considered "Corrupted" and could not be accessed. There is no accessible recording.)
2. Approve Minutes from last Meeting: We did not have a quorum, so we could not approve the May 24, 2025 meeting minutes. Sue suggested she could conduct a motion and vote for the approval of the minutes.
3. Committee Reports:
 - a. Facilities Committee Chair, Daniel Wolfe
 - i. Dan reported he plans to meet with Caretakers Jerry and Sue so they can help him make a list of what needs to be done.
 - ii. Dan purchased and donated a portable "mister" for the caretaker's yard. Kip purchased a mower cover and donated it to PSA to assist Jerry on hot days.
 - b. Finance Committee Chair Sue Lord
 - i. Sue reported she met with Forrest who briefed her about the Treasurer's position and some of the duties.
 - ii. She reported that Velinda had sent certified letters to members who still had outstanding 2025 dues. The letter said the members would be sent to collections if they did not pay the dues and penalties.
 - iii. Sue said Velinda is in the process of helping the new board set up credit cards for the President, Treasurer, and Facility members of the board. She is also helping to facilitate Key Bank account authorizations for the new Board officers. Velinda said we need to have a copy of the Executive Session Board minutes which show who the officers are to obtain access to Paradise bank accounts. In addition, she offered to call Mastercard to find out when we should receive our new credit cards.
 - c. Marina Committee Kip Miller, Chair
 - i. Kip reported that all the Jet Ski slips are rented. He hopes we can purchase another three to five more, but not now.
 - ii. Kip discussed that the Park is responsible for maintaining the shoreline of the marina. He is hopeful Jose' will contact him soon for a quote on doing the job.
 - iii. Kip reported on the July 3rd fundraiser for the Marina.
 1. \$1180.00 was collected for meals

2. The winner of the half and half drawing donated her winnings of \$351.00 donated it back to the Marina accpimt. So, the total income was \$1611.00.
3. Expenses were \$726.00. Net income was \$884.00.

d. Water System Committee chair, Will James Committee chair was not in attendance.

e. Governing Documents Committee Chair, Tina Simms Committee chair

- i. Nothing new to report since the Annual meeting last week.

f. Web Page Chair Susan Lord

- i. Nothing new to report since the Annual meeting last week.

g. Membership/Public Relations Committee Chair Daniel McClough was not in attendance.

f. Block Watch Committee Chair Sue Lord

- i. Nothing new to report for Block Watch since the Annual meeting last week.
- ii. New Business: Discussion was had about a community member who passed out in the water on July 13th. Several guests attempted to call 911 but could not reach a signal in the Park. Finally, there was a connection made and 911 was contacted.

Discussion was had about finding a way to enhance our internet network (for better internet coverage throughout the Park) or setting up service for a land-line phone in the Park. Discussion was also had about a "Call Box" that directly connects to our local 911 services. It was learned that 911 should work anywhere according to the fire department.

- iii. Jerry and Sue were asked by the paramedics to have our member who had passed out sit on their porch in the shade and the cool mist to cool his body down. Sue also gave the gentleman an electrolyte drink called "Liquid IV" which also offered better hydration for him. Sue Lord suggested we purchase a supply of Liquid IV to have on hand in the event this happens again.
- iv. It was suggested that Sue contact Jerry and Sue and use their incident report as a record in our Block Watch records.

4. Other business:

- a. Election Results: The 2026 budget passed and the membership voted for no audit.
- b. Velinda recommended we send our new board list and contact information to our attorney, Northwest Water Systems, and our insurance company
- c. Velinda suggested we discuss the value of the new Marina with our insurance company so we have adequate coverage for it.
- d. Rob explained that according to our state's RCW 6.4.34.380, we should have a "HOA Reserve Study" every three years – if we can afford it. Velinda said she may have a copy of the last PSA Reserve Study and will send it to Sue to be added to our website.
- e. Jerry said we really need to enter the new gate codes. Velinda said that Will has all the information and the laptop to do so. Jerry said more unauthorized people are trying to get into the Park in recent months. (He said one unqualified group claimed their Air B&B hosts from

across the lake told the renters they could use our park.) We may need a better way to screen, Jerry said. Discussion was had about using silicone bracelets, but that was eventually ruled out for a variety of reasons. The Board agreed that the best way to handle this problem is for our members to bring in their guests and introduce them to Sue and Jerry. In addition, there is a form called the "Guest and Family Registration Form" that members can fill out and not have to be present with them during each visit to the park. The guests must check in with our caretakers and give the lot number and name of the member to enter the park.

- f. Larry Pazaski said he still has not received copies of a records request he made months ago. He cited Article VII, C in the Association Bylaws that states he is entitled to those records. He also said there are RCW's which give him the right to see those records. Kip said he believes everything Larry wants he must already have since he was a Board member for some time or it is available on our website. Larry said he wants copies of invoices that have to do with the Marina.

Larry also handed out a document entitled "Marina Reconciliation prepared for Larry Pazaski" which was prepared by Velinda Brown in June 2025. Larry claims he wants a copy of all the construction invoices and extra materials invoices that were ordered to complete the docks.

The meeting was adjourned by President Kip Miller at 10:58 a.m.

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 line.

Susan M. Lord, Secretary