

Paradise Service Associates (PSA)
2025 Annual Membership Meeting Minutes
Saturday, July 12, 2025, 2:00 PM

1. President Velinda Brown called the meeting to order at 2:05 p.m. when it was determined a quorum was achieved (29 PSA members). She acknowledged that the meeting will be recorded.
2. Velinda asked the current Board of Directors to introduce themselves and what duties they performed for the Association.
3. Will James read the Minutes of the July 6, 2024 Annual Membership Meeting. Sue Lord made a motion to approve the minutes as read. Tina seconded the motion. The motion passed unanimously.
 - a. Sue and Will read the Executive Board meeting minutes from the July 6, 2024 meeting. Will made a motion to approve the minutes as read. Forrest seconded the motion. The motion passed unanimously.
4. Velinda introduced the candidates who are running for election on the Board. Each person was invited to make a brief presentation about running as a director. She announced she would not be a candidate this year.
 - a. Candidate Willam James declined.
 - b. Candidate Daniel McClough was absent.
 - c. Candidate Dan Wolfe made a few remarks demonstrating his willingness to volunteer in our community.
5. Committee Reports:
 - a. Facilities Chair Daniel McClough was absent, so Velinda provided a verbal report on his behalf.
 - i. She gave a 2025 Facilities project update which included installation of a new foot traffic gate lock, three loads of gravel were delivered and spread in the parking area, new shed installed, and new security cameras and a Wi-Fi enhancer for them were installed. There are more items to be accomplished on the Facilities Project list. The park caretakers reported to Daniel that there have been just a couple incidents of non-PSA members entering the park to fish but were redirected by the caretakers. This has been a decrease from last year.
 - ii. Next meeting (TBD)
 - b. Finance Committee Chair Forrest Strickland discussed the following.
 - i. His annual report provided the current balances in our Key Bank Accounts. He also reported that there are outstanding annual dues as of 7/08/25 which amount to \$1200.00 (4 properties) and late fees of \$315.00 (seven properties). He said certified letters have been sent to each property owner, and those who do not pay will be turned over to a collection agency.
 - ii. Forrest said the 2026 Budget has been approved by the Board and will be voted on by the membership today. He said from an accounting standpoint, it appears to be in order.
 - iii. Forrest apologized that he is unable to fulfill his term as he has new responsibilities. He said Sue Lord will temporarily serve as Treasurer until a permanent one can be found in our community.

- c. Marina Chair, Kip Miller, reported the following
 - i. Kip said the Paradise Marina has undergone significant improvements and the marking of the successful completion of the marina project this past year.
 - 1. Removal of old docks
 - 2. New boat ramp and landscaping installed
 - 3. Installation of new docks
 - 4. Permit finalization
 - 5. Jet ski dock expansion
 - ii. He said the Paradise Marina is fully operational and better equipped to serve its members and guests. Kip believes our next phase will focus on maintenance, member satisfaction, and continued financial planning to support future improvements. Kip thanked the PSA members and volunteers for their support over the past year.
 - iii. Next meeting: TBD
- d. Water System Committee Chair, Will James provided an annual report.
 - i. Will thanked members who have fixed leaks, conserved water and shut their water off at the meter when away as this contributed to saving approximately two million gallons of water this past year. While there have been improvements to the hardware in our pump house this past year, he believes we should evaluate replacing the pumps for larger capacity ones over the next year.
 - ii. Will said over the past year, we had three water outage incidents. Well site landscaping was performed at the end of June and is scheduled again for later this year. We maintain our objective of growing our water system reserve funds with the goal of reaching one million dollars. Currently the water reserve funds are growing well as they are invested in five certificates of deposit accounts. Each CD is earning \$380.00-\$390.00 per month.
 - iii. Will said if members wish, they can receive their water bill via email. Members need to contact Northwest Water and they will set this up for us.
 - iv. Will complimented Velinda and Kip for the completion of the marina.
- e. Governing Documents Committee Chair Tina Simms provided an annual report.
 - i. The Governing Documents Committee is working on the language to add the Loyalty Program to the PSA rules. She discussed the Short-Term Rental (STR) requirements for Paradise which the committee had been working on. They stopped the process when it was learned that Mason County was also working on regulations. Both Velinda Brown and Sue Lord attended several Planning Commission meetings via Zoom until on December 16, 2024 the Commission dropped the STR discussion and said they needed to focus on the Mason County Comprehensive Plan. The Commission indicated they would resume the STR requirements, but, so far, they have heard nothing. Velinda offered to call Commissioner Randy Neatherlin to encourage the Commission to continue with the STR discussion.
 - ii. Next meeting: TBD
- f. Web Page Committee Chair, Susan Lord, provided an annual report.
 - i. Sue said she updates the PSA Google Email Group as per instructions from the President. She said if a PSA member's email address has changed, please let the President know.

- ii. Sue said she updates the webpage with upcoming events and posts Board member reports after each Board meeting. She also manages the Google Calendar located on the Announcements and Events page on the PSA website.
- g. Membership/Public Relations Committee Chair, Maureen Allen, made the following report.
 - i. Since the last Annual Meeting, there have been seven completed transfers of property ownership within the PSA Community.
 - ii. Maureen said she has been going to the Citizens Auxiliary Advisory meetings (currently hosted by Sheriff Spurling) for 15 years. She believed the most important issue for our county during these years was to build a new jail. Recently, it was learned that the new jail project wouldn't happen. Thus, the county, at huge expense, continues to need to rent space from other jails in other counties and pay for their housing, medical, food and transportation of offenders. She said she is deeply disappointed.
- f. Block Watch Committee Chair, Sue Lord, presented the following.
 - i. Sue thanked the Association for including updates about Block Watch in their Board and Annual meetings. PSA's Neighborhood Block Watch – consisting of two Co-chairs and ten block captains - had several incidents the past year including people trespassing on members' property, two break-ins, and a gasoline theft from a vehicle. There was also an incident where an unknown male in a car was speaking to a child from our community. The man was confronted by a member who asked him to leave PSA. We keep track of these incidents and report them to the Mason County Sheriff's Department.

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

6. Ballot results:

- a. BOD Election
 - i. William James 28
 - ii. Daniel McClough 29
 - iii. Dan Wolfe 30
 - iv. Rob Koenig 1 (write-in)
- b. Audit
 - i. Not necessary: 24
 - ii. Is necessary: 7
- c. Budget
 - i. Approve: 26
 - ii. Reject: 3

7. Announcements:

- 1. Newsletter will be provided following the Annual meeting (either on the web page or by mail for those without email)

8. There were no other matters that came before the Board.

9. The new BOD members needed to elect officers to serve a 1-year term. Sue Lord made a motion to temporarily pause the Annual meeting at 3:24 pm so the Board members can hold an Executive Committee meeting. Kevin seconded the motion. The motion carried unanimously.

See Executive Committee meeting minutes.

10. At 3:40 pm, new President Kip Miller announced the new board member results. The meeting was adjourned.

Respectfully submitted,

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

Susan M. Lord, Secretary