

**Paradise Service Associates (PSA)**  
**Saturday, May 16, 2026, 10:00 AM @ PSA Park Hut**

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Board members in attendance: Kip Miller, Sue Lord, Dan Wolfe, Will James, and Daniel McClough. (5 members equal a quorum)

Board members excused: Kevin Killinger and Tina Simms

PSA members in attendance included: Warren Zeitelhack, Rob Koenig, Aaron Parrott, Jason Elkholy, Larry Pazaski, Darryl & Cindy Stewart.

### **1. Meeting Called to Order**

The Board meeting was called to order at 10:11 a.m. by President Kip Miller. Kip acknowledged the meeting would be recorded.

### **2. Member Comments**

Member questions and input: Kip explained that due to new HOA state rules, the Board is required to provide up to 15 minutes at the beginning of the meeting for member questions or concerns. Each member is allowed to speak for up to 2 minutes.

Larry Pazaski asked to address the meeting. Larry spoke for two minutes. He requested several items: the Officers and Directors insurance policy and have it posted on the website; the 2025-2026 PSA newsletters to be posted on the website; and the PSA Marina Project financials with digital copies of checks paid for specific project invoices. Larry said he had first requested the Marina Project financials 16 months ago. He requested that the audio recording of himself speaking at the March 2026 board meeting be transcribed by the secretary and be added to the March 2026 board minutes. In addition, Larry asked that the three recent emails to the board prior to May 2026 be included in the May meeting minutes as evidence of a PSA member's request for and lack of compliance by the Board. Larry also requested an audit by an independent auditor occur in January 2028. He believes the Association should be audited for the past 4 years given the amount of funds which were spent by the PSA board on the Marina Project. Kip thanked Larry for his comments.

Kip explained that we have provided Larry with the costs in building the new marina. But haven't provided the copies of checks and paid invoices. He said we are still working on it. Kip said Larry will be responding to him via email.

Warren Zietelhack spoke. He said he would understand Larry's concern if the entire organization was assessed for the expenses of the Marina Project, but they were not. He said it is the marina users who are paying for the marina improvements. Larry disagreed and said the boat launch and landscaping around it were paid for with general PSA funds. He reminded the attendees they have a right to review the financial records of our association.

Kip suggested we move on with the meeting. He said the board appreciates members attending their meetings and especially appreciated the attendees at the May meeting. Dan Wolfe said the board does not operate secretly and PSA members are encouraged to attend the meetings.

### **3. Approval of Minutes**

Sue made a motion to approve the minutes from the March 21, 2026 board meeting. Dan Wolfe seconded the motion. The motion carried unanimously.

### **4. President's Report – none**

### **5. Committee Reports:**

#### **a. Facilities Committee – Daniel Wolfe**

Kip introduced our new caretakers, Ron and Erica Tisdale. Dan said our new caretakers are learning our procedures and who are our members, so please be patient with them. Dan reported that besides their regular maintenance for the park, Ron has begun to paint the restroom building and will be following up with the hut. As time progresses, he may be able to also paint the sheds. Ron has taken care of other issues in the park. He removed and rehung the tool shed door so now it is working correctly. He fabricated a trash can insert for the pet station can as the bags were weak and prone to break.

Dan said one of the 2026 park maintenance priorities is re-roofing the hut in the fall or next spring. He has proposed it for next year's budget. He said the work party on March 28<sup>th</sup> was successful and thanked the volunteers for helping refresh the park just before it opened.

Dan said the Parrotts would like to have someone else (an individual or a group) from our community to volunteer to host the Poker Run this year. It is usually held on the Saturday of Labor Day weekend. Contact Dan, if interested. Dan is seeking others in our community to also volunteer for the Facilities Committee. Please contact Dan, if interested.

#### **b. Water System Committee – William James**

Will reported there were 17 water accounts past due and two accounts that had been suspended. The total outstanding amount due at the time \$3,970.16. He said our five water system reserve CD's have gained an additional \$3,553.95 for the months of March and April.

He reminded our members to turn off their water at the meter if they intend to leave for an extended period and for members to contact Will or Northwest Water if they experience any water system problems. Please provide location and pictures of the problem if possible.

Will reported one water system leak in the past two months which occurred on E. Mason Lake Dr. He also reported that the pump system adjustments have been working well over the last two months. He thinks it was a good decision to use both pumps, as it prevents needless cycling of what had been the "back-up" pump. He will continue to monitor the system operations and pump performances as we move into summer when usage increases.

#### **c. Marina Committee – Kip Miller**

Kip reported that all boat slips in the marina have been rented except for a few slips that are very shallow. He said the jet ski dock rentals have also seen strong demand (14 out of 15 rented). He said the Marina committee had authorized purchase of more, so we have three new jet ski docks on the way, and they will soon be available for rent.

Kip reported that the marina reserve account was \$58,760.61 as of May 12, 2026. The investors' annual payment is due on July 1<sup>st</sup> for a total of \$37,500.00. So, the balance after expenses for the 2026 marina season

will be \$12,908.10 in reserve.

A new member of our community asked who can rent space in our marina. Kip explained that only property owners, except for those whose property is on the lakefront, are eligible to rent marina space. He also explained the “Loyalty Program” to the attendees.

Larry asked Kip what the balance was on the loan from the Marina investors. Discussion was had. Kip said the balance will be reported at the Annual Meeting by the treasurer.

**d. Finance Committee – Susan Lord**

Sue reported PSA’s bank account balances as of April 30, 2026. She said she has asked our bookkeeper to provide her with a summary of members who have not yet paid their 2026 dues. Those members will be assessed late fees and lose park privileges until the dues and late fees are paid. She also provided a Variance Report and the Profit/Loss report both through April 30, 2026.

Sue said a Finance Committee was convened and prepared a proposed budget for fiscal year 2027. She thanked the members who contributed to the committee: Kip Miller, Tina Simms, Suzy Zeitelhack, and Velinda Brown.

She said the 2027 budget will be presented for discussion and voted upon at today’s meeting for approval by the board. The board-approved budget will be mailed in a packet of information to our members in June and will be presented to our membership for a vote at its annual membership meeting on July 11, 2026.

Kip asked if there were questions or concerns among the members of the board about the proposed 2027 budget. As there were none, a motion was made by Dan Wolfe to accept the proposed 2027 PSA budget. Sue seconded the motion. The motion carried.

**e. Governing Documents Committee – Tina Simms**

As Tina was excused from the meeting, Kip reported that the Board knows there were some state laws regarding homeowner’s associations that were changed and became effective this year. There will need to be changes to our By-Laws and Rules and Guidelines to comply. Kip said we will be contacting our attorneys to assist us in making the appropriate changes.

**f. Website Committee – Susan Lord**

Sue reported she updates the website with board reports and minutes after each board meeting and refreshes the Activities/upcoming events page. She said there is also a link on the page showing all the 2026 Board meeting dates.

Kip said that Sue is doing four jobs for the Association as we have not had enough volunteers to cover certain positions. She is currently the Secretary, Treasurer, Webmaster, and Community Block Watch Co-Manager. He said the board is really hoping some members will volunteer for some of these positions.

Larry said the website has a comprehensive page which shows documents related to the development of the current water system in our community. He also noted that he does not see newsletters for the years 2025-2026 on the website. Sue said that is because there have been none lately. Kip said he will begin working on providing newsletters. He also believes more engagement via our email account may be helpful in informing our members.

Also, Kip mentioned the upcoming PSA July 3<sup>rd</sup> Barbecue at the park. He said while he was working on the details, he did plan to hold a “Corn-Hole” Tournament and perhaps some other activities.

**g. Membership / Public Relations – Daniel McClough**

Daniel reported that he is aware of two properties in our community which are for sale. As there are no new owners in the past couple of months, he had no need to send “Welcome Packets” to them. He questioned Sue why she had new member packets that he had sent previously. She explained they were returned to our mailbox as they had been undeliverable. She said he had used the Mason Lake address where the owners don’t live and need to be re-labeled to their mailing address and re-send them. She asked him to contact her the next time he is at the Lake so she can return them to him.

**h. Block Watch – Susan Lord**

Sue said there were two incidents reported in the past two months. One member had all their fuel stolen from a vehicle despite a locked gas cap and being parked in their yard. Another member reported that someone stole a propane tank from his upper deck in the past several months. Kip said most gasoline theft occurs when cars are parked on the street. Further discussion revealed members describing parked cars that jut out into the street thus making driving hazardous. Kip said he will send a reminder to members to be aware of how they park on the street in regard for their own safety and that of their neighbors.

**6. Old Business**

Kip said we need to plan for a Reserve Study. Will said he believes our water system should be included in the study. It is possible that having a reserve study may increase our dues in the future. Kip also said we are looking into Starlink as a reasonable source for increasing park internet/bandwidth. We will retain the original internet system and allocate that to a specific function.

On March 24, 2026 a Board of Directors motion was made via e-mail by Kip Miller: “I move to approve the new caretaker contract for Ron and Erica (Tisdale) as selected by Dan and Kip, and to authorize execution of the agreement so they may begin their duties as scheduled. The official start date will be April 13, 2026.” The motion was seconded. The motion carried.

**7. New Business**

Kip said we need more volunteers for the Board as positions are available such as the Webmaster and Block Watch Chair (a non-board position) openings.

Kip said our current bookkeeper is doing okay, but we are interested in having a bookkeeper who has software that would allow some board members access to our records so we can view our accounts when needed. We will be looking into that next year.

Larry P said he had a discussion with another member about potentially joining the board. The person inquired about whether there was an insurance policy that covered Paradise Estates Board of Directors. Larry assured them we did. Larry suggested we put our insurance policies on PSA’s website so members can see them. The suggestion was discussed by Kip. He worries about putting all our information on our website due to the potential of scammers and what they may do with that information. He suggested that if a member wished to see such information, we could send it to them by email.

Discussion was had about purchasing Starlink for a more reliable internet service for our caretakers and Board meetings. There was a suggestion to also put the cameras on Starlink. Kip said we could have this discussion after this meeting online and make a motion to implement Starlink. Discussion was also had to purchase a new laptop as the current PSA laptop is older and not able to manage the locking gate software. Again, this discussion can occur and be voted upon online.

### **8. Adjournment**

A motion was made by Dan Wolfe to adjourn the meeting. Daniel McClough seconded the motion. The motion carried. Meeting was adjourned at 11:13 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