

Treasure Island Country Club

April 2, 2025

7:00 PM

The meeting was held at Horton Community Center and via Zoom

Meeting Minutes

Call to Order: President Aaron Howard called the meeting to order at 7:02 PM

Roll Call:

Aaron Howard-President

Donna Kelley-Secretary

Darci Russell-Vice-President/Beach Commissioner

Sarah Voss-Treasurer

Kate Owen-Dock Commissioner

Joe Ragucci-Water Commissioner

Rick Buran-Bridge/Roads Commissioner

Also Attending:

HOA Community Solutions – Darla Foster

Members Attending (in-person and via Zoom):

Nancy Benson

Pat Richmond

Brenda Bohman

Gregory Sanders

Terry Chew

Karen Weber

Jerry Bennett

Betty Lewis

Linda McCarthy

Rod Wilkinson

Paula McNaughton

Jenni Madsen

Kerson Hilton

Diana Bell

Ethel

Welcome and Opening Remarks by President:

The president welcomed the board members and members attending in person and via Zoom.

He mentioned that we had a fairly full agenda so he would limit his remarks.

Additionally, he reminded the audience of the importance of finding candidates for our upcoming election and encouraged everyone to give this some thought.

Approval of the February 2024 Meeting Minutes:

Sarah made a motion to accept the February minutes, seconded by Darci.

Approved: Aaron, Donna, Kate, Sarah, Darci, Rick

Opposed: Joe

Motion passed, 6 yes, 1 no.

Financial Report - Sarah Voss

Balance Sheet as of 02/28/2025

- Operating account balance: \$204,138.82
- Operating CD balance: \$266,345.75

- ARF Accounts: \$709,528.67
- Bridge Accounts Passthrough: \$8630.37
- Total Bank Balance: \$986616.19

Delinquent Accounts as of 12/31/2024

- 60-89 days delinquent accounts owe a total of \$87.05
- 90 + days delinquent accounts owe a total of \$7382.06

Sarah stated that our reserves are very healthy with a bank balance of almost 1 million dollars. Joe asked how we determine we have a surplus. Darla explained how this is determined as funds move into and out of various accounts.

There are no dues challenges projected for the upcoming budget year.

We will evaluate where surplus funds should most appropriately be put in the future.

Commissioners - Reports attached:

- Beach-Darci Russell: We are beginning to ramp up for the summer.
The portable toilet will be delivered in May.
A beach shed clean-out is scheduled for April 26th.
Clean-up of the beach area will be scheduled later in the spring.
We have requested that landscapers give us a bid for weeding and bark in the beach area.
- Bridge-Rick Buran: Two hard wired lights have been installed on the Island end of the bridge. Comments about the lights have been positive. String lights have been left on the west end for the time being and are on timers.
Bridge drains were cleaned out last week. This needs to be done every 2-3 months.
Landscapers will start cleaning the bridge next week but don't clean the drains so Rick will continue to do this.
- Dock-Kate Owen: Nothing new at the dock. Reminder to sign in and follow dock rules.
- Roads-Rick Buran: Excavating the center road is on the list for projects to be completed. The ditch in front of 780 continues to overflow. Three culverts are underground and on checking there was no visible obstruction. Rick will look at it when it fills again and clean out where needed.
- Water-: Joe Ragucci – Joe shared his spring Haiku.

Old Business:

- Bridge Lights Update- It was determined that we could add 10 additional new lights on the bridge so there would be 6 on each side. Current lights on the bridge are not marine grade and are no longer viable.
Kate will order the additional lights at approximately \$145 each.
Sarah moved to purchase the additional 10 lights for the bridge. Kate seconded., Motion approved unanimously.
- Bridge Security Update
Val will update cameras this Friday. Sarah requested a new invoice.
The new cameras will replace the camera that tracks license plates.
2 or 3 board members will be trained to operate the mobile viewing app..

The new cameras will be purchased from the reserve account.

- Recruiting process and activity for new President and Treasurer

It is important to get more people involved and the board would especially like to encourage younger members to consider joining the board. Everything is running smoothly with stable HOA support from Darla, so it is a good time to join the board. Let any board member know if you, or anyone you know is interested.

Following is a list of the primary responsibilities of the two positions:

Treasurer:

1. Budget gatherer, Feb-May
2. Does not do the calculations, just review them. Review and approve.
3. Approve volunteer reimbursements
4. Report at board meetings
5. Answer questions about how money is being spent.

The treasurer is a watch-dog; keeps a watchful eye.

President:

1. Supportive of everyone involved with the Island. Mayor of the Island community
2. Run meetings and stay on focus (board and workshop). Keep on track but let board do their work
3. Try to make sure you and your colleagues leave the board better than you found it.
4. Have fun with great people.
5. Available for projects

- 2026 Wants and Needs Questionnaire
13 people responded with suggestions. This will be discussed at our next Board Workshop and Kate will report back at the next Board Meeting.

New Business:

- Roll over of CD's
Two CD's are ready to roll over. Allianz Bank handles our CD's. 12 months at 3.9%. Sarah recommended this rate for rollover.
Donna moved to roll over the CD's, Darci seconded. Motion passed unanimously.
- Insurance Renewal and Updated Statement of Values (Dock & Piers) The insurance policy was renewed for the upcoming year. The updated values will be discussed at an upcoming Board Workshop.
- Consumer Confidence Report Mailing-Mailings from Northwest Water System have gone out to property owners. This is a report on the current status of our water system, which is good.
- Fire Safety-
The Board wants to remind members that everyone needs to be very fire conscious and not leave fires unattended. We all need to work at protecting our community.
The Board will consider adding something to the Bylaws regarding fire safety and will explore asking the fire department to do a presentation on fire safety at our annual meeting

Information about Mason County fire regulations, fire safety and burn bans will be sent to all members.

- Signs for the bridge/boater speed limit
New buoys have been installed by the Coast Guard clearly stating that the speed between the buoys is 6mph. The Coast Guard is the authority and speeders should be reported to them.
A motion to install additional signs on the bridge did not come up for a vote. This motion will not move ahead at this time.
- Unfunded Expenditures:
 1. LiquiVision-to check inside of tank. **\$4,084.07**. They will give us a report. Upon completion. Joe will let them know to move ahead with contract.
 2. Security Cameras-See Old Business
 3. Center Road Repair-Will be completed based on the weather.These items are covered under the current budget.
- Fire Hydrant Replacement
After much discussion about whether the damaged hydrant should be replaced, and if it is replaced, who is responsible for the cost of the replacement, it was determined that:
 1. The fire hydrant should be replaced on the opposite side of the road. Arron moved that the Board agree that the hydrant be replaced on the opposite side of the road. Seconded by Rick. Approved by Aaron, Donna, Kate, Sarah, Rick, Darci. Opposed: Joe. Motion approved 6 yes, 1 no.
 2. How this is paid for will be discussed by the Board and will be determined after meeting with the parties involved. This will be moved to the June Board Meeting.
- TICC Portal Update
Darla will let us know what percentage of the members are currently using the new Portal. The estimate at this time is about 30%.
- Deer-Rod suggests putting WhatsApp information on the website.
Written information about how to handle sick or dead deer will be provided at the next meeting.

Committee Reports:

Events Committee: There will be 7 Events which will become annual Island events. A flyer will go out with the dates after our next meeting on April 14th

Internet was lost at 8:50PM to those members on Zoom.

Member Comments: (2 minutes each)

There were no additional community comments.

The Board Meeting was adjourned at 8:52PM.

Next Board Meeting: Wednesday, June 4, 2025, 7:00 PM

Minutes written by Secretary Donna Kelley

TICC Commissioner Reports – April 2, 2025

Beach Commissioner-Darci Russell

No new changes have been made to the Community Beach. There will be a storage shed clean out and organization on Saturday, April 26th for past Beach Commissioners and previous Board members/people who have stored utility items in the shed.

We will also be doing a Spring Cleanup for the beach to prepare for our summer events. Be on the lookout for the date. Thank you!

Bridge Commissioner – Rick Buran

Two new lights were installed on island side of bridge and most of the string lights were removed, leaving a couple of strings on the land side lit up.

Road Commissioner – Rick Buran

ABBA Excavating was called to set a time to lay down gravel on center road.

Dock Commissioner – Kate Owen

No new activity at the dock at this time.

Water Commissioner – Joe Ragucci

Our water system continues to meet all the requirements to be considered clean and safe to drink.

The YtY usage is approximately 56K gallons less for the month of February, thank you to everyone's conservation efforts it is paying off, congratulations. With the improvement of the weather, upcoming maintenance will be forthcoming to repair a small leak in the vicinity of well house number one.

The bid from LiquiVision Technology of Klamath Falls, Oregon regarding the cleaning of the water tower, the cost of the bid is \$4,084.07. This work has been in consideration for over a year with funds allocated in the current budget.

If the membership has any comments or concerns about any aspect of the water system the Water Commissioner will be in attendance in person at the upcoming April meeting.

Rain Springs a river
Hummingbirds go By and By
Rain pluvious Rain

Have a Blessed Day
Joe Ragucci