

Treasure Island Country Club

August 6, 2025

7:00 PM

The meeting was held at Horton Community Center and via Zoom

Meeting Minutes

Call to Order: President Kate Owen called the meeting to order at 7:00 PM

Roll Call:

Kate Owen-President

Darci Russell-Vice-President/Beach Commissioner

Jenni Madsen-Kamp -Dock Commissioner

Rick Buran-Bridge/Roads Commissioner

Donna Kelley-Secretary

Lisa MacDonald-Treasurer

Joe Ragucci-Water Commissioner

Also Attending:

HOA Community Solutions – Darla Foster (Zoom)

Members Attending (in-person and via Zoom):

Sarah Voss

Aaron Howard

Pat Richmond

Brenda Bohman

Rod Wilkinson

Linda McCarthy

Kerstin Hilton

Welcome and Opening Remarks by President:

Kate welcomed the members attending her first board meeting as president. In addition, she welcomed new board members Lisa MacDonald and Jenni Madsen-Kamp

Approval of the June 4, 2025 Meeting Minutes:

A motion to approve the June 4th meeting minutes was made by Darci, seconded by Rick. The motion was approved.

Financial Report – Lisa MacDonald

Lisa reported that as of 06/30/2025 we had a total bank balance of \$970,692.

Also, 60-89 days delinquent accounts have been reduced to \$294.27 and 90 + days delinquent accounts to a total of: \$5473.97.

Commissioners - Reports attached:

Beach-Darci Russell:

In addition to the attached report, the first Island beach event is scheduled for Saturday, August 9th. Also, everyone needs to be reminded to clean up their garbage when using the beach. Pack it in; Pack it out!

Dock-Jenni Madsen-Kamp:

In addition to the attached report, Jenni gave a special thank you to Nancy and Pat for all of their work around the dock area.

A hose will be added to the bottom of the dock that can be connected to the upper hose.

In addition, a new life ring has been purchased for the dock. Jenni will research adding a second smaller ring if needed.

The gates will be painted this week.

Bridge-Rick Buran:

In addition to the attached report, the planter drips have been fixed and all have water.

A reminder to not move the caps on the top of the new lights as the lights will stay on if the caps are closed.

Roads-Rick Buran:

In addition to the attached report, the speed bumps need to be repainted and Rick is researching painters to do this.

A bid has been received to clean up the path between #941 & #921, to include building a fence and putting down gravel. The board approved to spend up to \$4600 for this project.

Trees by the dock and at the beach are being limbed and one tree by the dock is being removed. A bid for this project for \$5729.30 has been approved.

Water-Joe Ragucci:

Members are reminded that leaks on the customer side of the shut-off need to be fixed by the owner.

It is possible that we will need to schedule a shut-down to the entire Island to fix a damaged valve. Members will be notified in advance if this occurs.

Members are reminded that they are responsible to have one or more water shut-offs on their property in addition to the Island shut-off on the road.

NW water has been asked to give us a price to put shut down valves in four quadrants to segment the island for future repairs.

A bid was received for cleaning the outside of the water tank but was more expensive than expected. Less expensive options will be explored for the future.

Reliable Electric will be contacted to install electrical boxes on the outside of the pump houses.

Old Business:

- Bridge Planters-Jenni will form a committee to explore options for enhancing the planters on the bridge.
- Island Historians-Marianne Howard and Diana Scott have agreed to be our Island Historians.
- Bridge Anniversary - Rod Wilkerson will coordinate a celebration for the 15th anniversary of the bridge.

New Business:

- SB5129 Overview -This new law will take effect January 1, 2026 and will impact some Board operations, with the focus on enhancing member participation.
Two changes that will be implemented now are:
 1. Beginning with the October board meeting, "Member Comments" will be moved to the beginning of the meeting.
 2. Board minutes will now be emailed to all members following each meeting.

The Board will be working on ways to adapt to the required changes and will provide updates at the October and December board meetings.

- Security Consultant to the Board-This will be further explored at a later time.
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Committee Reports:

Events Committee:

Bingo at the Beach will occur the 2nd Saturday of the month from May through October.

The annual Salmon Bake is scheduled for Aug. 30 followed by Karaoke. This event is open for community members and their families.

Member Comments: (2 minutes each)

Sarah Voss reminded the board that the landscaping contract would need to be redone in November and would need a scope of work prior to that. The Board will identify a point person for this project.

A question was asked about the replacement of the fire hydrant that was damaged last fall. The hydrant will be replaced and the Board will continue to work with the owners to resolve this issue.

The Board Meeting was adjourned at 8:51 PM

Next meeting: Wednesday, October 1, 2025

Commissioner Reports August 2025**Beach Commissioner: Darci Russell**

Summer has begun and the Community Beach is being used and enjoyed by all! Just a reminder the beach is available for private events/small gatherings for our members. Please reach out to Darci Russell at 206-595-4665 if you have a date you would like to reserve. Thank you to everyone who brings the gray Adirondak chairs back up to the top of the beach when moved. It's important we keep them there due to high tides. Another thanks to all of you who use the beach for keeping it clean and picking up after yourselves. I'm looking forward to seeing many of you at the upcoming August community events (Beach Bingo and our Salmon Bake).

Dock Commissioner: Jenni Madsen-Kamp

- A big THANK YOU to Nancy and Pat for the wonderful job they do maintaining the landscaping at the top of the dock area. Your efforts make this part of Treasure Island so welcoming and beautiful—we appreciate you both!
- A hose will be added to the hanger on the lower dock for member use. Please be sure to neatly roll it back onto the hanger after use.
- We are purchasing new life rings to ensure safety at the dock.
- The upper gate will be cleaned and painted to match the beach gate for a more cohesive look.
- Tree trimming and removal of dead branches is scheduled. We are currently awaiting bids and will move forward with this work as soon as possible.
- If you—or your guests—use the community dock, please review the Boat Dock Rules and make sure any guests staying at your property are informed of them.

For any questions or concerns, please email Jenni at: ticcboatdock@gmail.com

Bridge Commissioner: Rick Buran

The new lights have been installed on the bridge and are working well.

Road Commissioner: Rick Buran

Tree trimming of the right of way areas occurred on July 8th.

Water Commissioner: Joe Ragucci

No new report.