

Treasure Island Country Club

October 1, 2025

7:00 PM

The meeting was held at Horton Community Center and via Zoom
Meeting Minutes

Call to Order: The meeting was called to order by President Kate Owen at 7:01 PM

Roll Call:

Kate Owen-President	Donna Kelley-Secretary
Darci Russell-Vice-President/Beach Commissioner	Lisa MacDonald-Treasurer
Jenni Madsen-Kamp -Dock Commissioner	Joe Ragucci-Water Commissioner
Rick Buran-Bridge/Roads Commissioner	

Also Attending:

HOA Community Solutions – Darla Foster (Zoom)

Members Attending (in-person and via Zoom):

Sarah Voss	Pat Richmond	Nancy Benson
Brenda Bohman	Dave Parker	LaVon Parker
Linda McCarthy	Terry Chew	Tom Swettenam

Welcome and Opening Remarks by President:

Kate welcomed the members attending in person and via Zoom.

Approval of the August 6, 2025 Meeting Minutes:

A motion to approve the August 6th meeting minutes was made and unanimously approved.

Financial Report – Lisa MacDonald

Current bank balance - \$946,623

Asset Replacement Fund - \$720,000

63% of this year's budget has been spent, which keeps the financials in a healthy position.

All financial information is available on the portal. Members are able to log in and go to the area called "Documents" to view the information.

Commissioners Reports (attached):

- Beach: Darci Russell
The beach area was well used this summer.
Members are reminded to remove their garbage and bags containing dog waste and place them in their personal garbage cans.
The grey Adirondack chairs need to be moved back from high tide level after use.
- Dock: Jenni Madsen-Kamp
The new life ring at the dock is the appropriate size for both children and adults. A second life ring is not necessary.
A second hose has been added and will reach the dock.
Additional tree trimming and painting of the gate are being planned
A new sign with Dock Rules will be added once it is determined that all rules are in compliance with the Bylaws and Rules and Regulations.
All members and guests need to remember that they are required to sign-in if leaving boats at the dock.

- Bridge: Rick Buran
Expansion joints on the bridge have been cleaned
- Roads: Rick Buran
The road was checked for potential potholes. No repairs are needed at this time.
A white stripe will be painted on the edges of the speed bumps for increased visibility.
- Water: Joe Ragucci
Preventative maintenance was completed on the generators.
Generators run every Monday between 11:00 and 12:00 to test the system.
Members were thanked for patience during water shut downs when repairs are needed.

Old Business:

- SB5129 Update
The November Board Workshop will focus on aligning Board procedures to be in compliance with the new regulations.
In order to keep postage increases at a minimum, members are encouraged to opt in to electronic delivery of information.
A final report of changes that will occur will be given at the December 6th Board Meeting.
- Security Camera Monitoring
Kate currently has the password and is able to monitor the security cameras as needed.
The Board will determine if additional monitors are needed.

New Business:

- CD/CDNR Rollover
2 CD's are rolling over. Darci moved, Joe seconded to maintain the current 52-week term. The motion was approved.
- Secondary Water Shut-off Valve Recommendation
The Board recommended that homeowners install a secondary shut-off valve between the meter on the road and their home to allow for repairs without requiring major water shut-off at the road. The valve could be placed right after the meter or at the house.
- Electrical Outlets-North and South Pumphouses
The Board is currently securing a bid to install electrical outlets on the outside of the North and South pumphouses. This will be completed prior to the tree lighting in December.
- Trash Can Removal from Road Easement after Pick-up
Trash cans left on the road interfere with parking, landscaping and become a safety issue due to the fact that they are an indication that no one is home. Members are encouraged to move, or have a neighbor move, trash cans back onto their property after pick-up.
For a small fee, Mason County Garbage will move trash cans in and out.

Committee Reports:

Events Committee: The Events Committee is meeting Monday to begin holiday plans and fundraisers in order to continue events without costs to members.

Member Comments: (2 minutes each)

Sarah Voss requested that owners not let their dogs run loose at night. Dog waste needs to be picked up and dropped in the owners personal garbage.

Pat Richardson asked if the Port-a-Potty at the beach could be left year-round. The Board will explore the cost and determine if this can be done.

Sarah Voss asked about two dead trees on corner by stop sign coming up from the Bridge. The Board will look into having them removed.

The Board Meeting was adjourned at 8:19 PM

**Next meeting: December 6, 2025
10:00 AM**

Submitted by: Donna Kelley, Secretary

Commissioner Reports October 2025

Beach Commissioner: Darci Russell

Summer has come to an end and the beach has been enjoyed by many and used for a number of our community events. 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. We are having a small issue with people not cleaning up after their dogs and or leaving their dog bags (which are full!) on the picnic tables. Please clean up after your dog! Thank you to everyone who helps keep our beach clean and for hauling your trash out.

Dock Commissioner: Jenni Madsen-Kamp

The dock has had the following improvements the last couple months:

- The new life-ring was installed. I did look into other sizes of life-rings as suggested by a member for a smaller person. But when comparing the size of our new life ring it was perfectly in the middle, not heavy like the older one, and is made to work for children and adults. I believe the one new ring will work great for all.

- The second hose was attached to the hose at the top of the ramp, so it reaches the dock.

- The trees were trimmed from the parking light to the light pole at the top of the dock area.

- Painting of the dock gate will be done this coming week as soon as we have a few dry days together.

Bridge Commissioner: Rick Buran

No action at this time.

Road Commissioner: Rick Buran

The Island path easement has been completed and looks great! It clearly defines the pathway area.

Water Commissioner: Joe Ragucci

The water system continues to test in compliance with drinking water regulations, making our water some of the best in the state.

Preventive maintenance and load bank testing has been performed for both generators at well house # 1 and the booster pump station. Several small trees have been cleared around the perimeter of the water tower yard.

As a reminder the generators are scheduled to run every Monday between 11:00 am and 12:00 pm for a test cycle to ensure the equipment is ready if needed.

Water leaks continually are addressed, many thanks to the members who have informed us of any potential problem areas, NWWs continues to respond in a timely manner.

The work that may require a potential shutdown has been postponed to September 22, the expectation is the task being completed with little or no disruption.

As summer winds down many residences will be used less often. For those who are heading to warmer climates please take the time to prepare for the coming winter season by draining and covering water lines that may be exposed to freezing temperatures.

Have a blessed day,