

Treasure Island Country Club

April 3, 2024 at 7PM

The meeting will be held via Horton Community Center and Zoom Meeting

<https://us06web.zoom.us/j/89043996578>

Meeting Agenda

Call to Order: President Aaron Howard called the meeting to order at 7:01 PM.

Roll Call:

Aaron Howard President
Darci Russell Vice-President/Beach
Commissioner
Kerstin Hilton Secretary

Sarah Voss Treasurer
Rick Buran Bridge/Roads Commissioner
James Horton Dock Commissioner
Joe Ragucci Water Commissioner

Also Attending:

HOA Community Solutions – Darla Foster

Members Attending (in-person and Zoom):

Diana Bell/Terry Chew	Betty Lewis	Pat Richmond
Nancy/Jerry Bennett	Ed Lucas	Dianna Scott
Nancy Benson	Diane Lynn	Stacey Soles
Brenda Bohman	Linda McCarthy	Cheri/Tom Swettenham
Dane/Jim Holman	Sondra Ragucci	Rod Wilkinson

Welcome and Opening Remarks by President

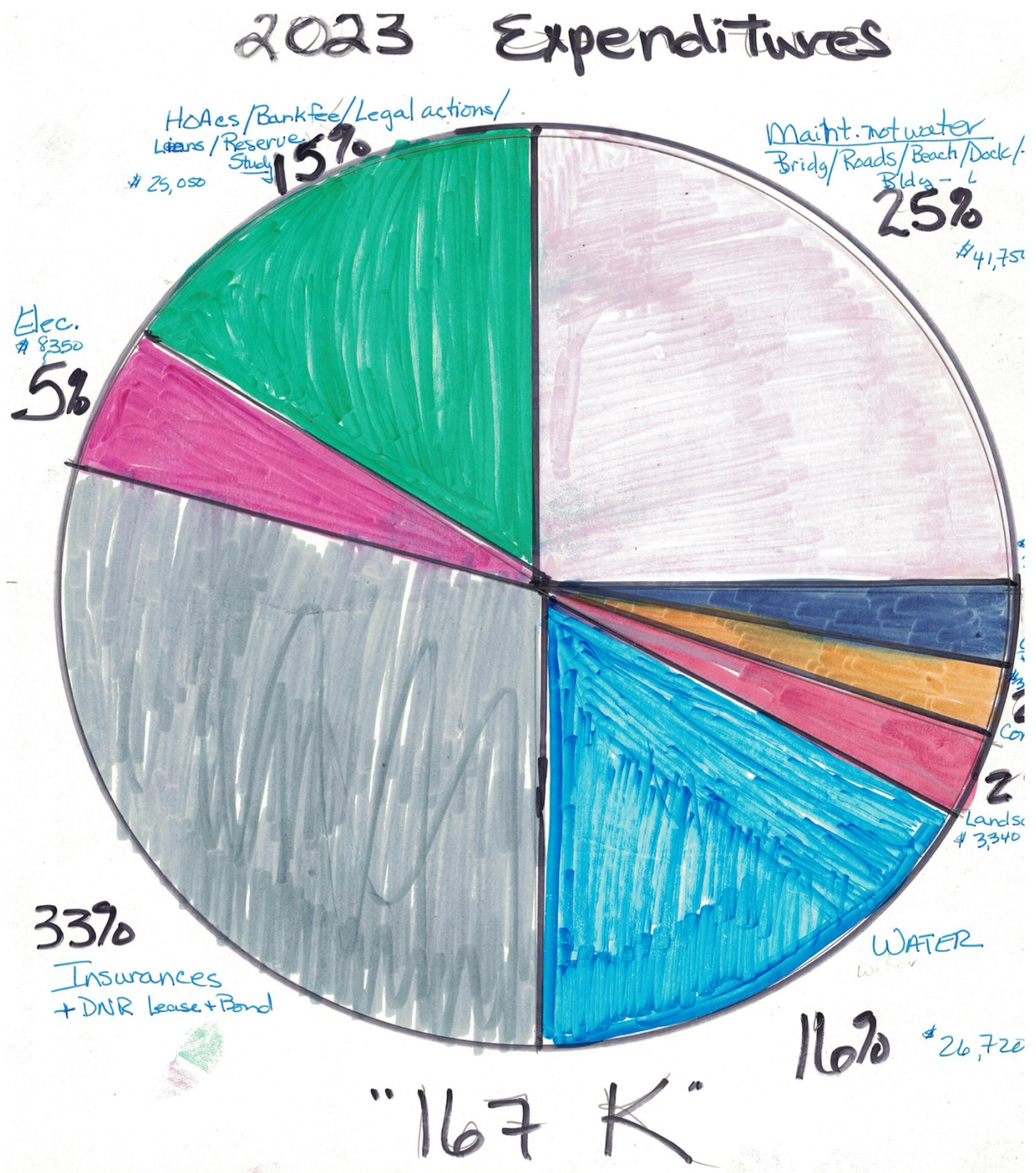
Approval of February 7, 2024 Meeting Minutes - Joe moved to accept the minutes of the February 7, 2024 meeting. Sarah seconded the motion. Motion passed unanimously.

Financial Report - Sarah Voss

- Balance Sheet as of 02/29/2024
 - Operating account balance \$207,723.12
 - Operating CD balance \$87,397.92
 - ARP accounts \$ 576,206.53
 - Bridge Accounts \$11,519.94
 - Total Bank Balance \$844,112.05
- Delinquent accounts as of 02/29/2024
 - 60-89 days delinquent accounts owe a total of \$81.99
 - 90 days delinquent account owe a total of \$81.99
 - Over 120 days delinquent, own a total of \$4,812.65

CDAR- #8053 Maturing 04/18 \$104,228.70 & #8576 Maturing 04/18 \$52,114.33 – Sarah made a motion for both CDAR to be renewed for 12 months at 4%. Darci seconded the motion. Motion passed unanimously.

Sarah presented the 2023 expenditures in a pie chart format, illustrating how O&M funds are spent. (notice the excellent use of “old school” graphics to bring the budget to life!)



33% - insurances (Commercial Package for shared spaces, Bridge/Earthquake, Director and Officers, Umbrella Policy/Excess Liability, Aquatic Land Lease, Aquatic Land Lease Bond)
25% - maintenance - not including water (general repair, supplies to include Sanikan, Security, some landscaping, bridge, roads, beach, parks, buildings, snow)
16% - water (NWS: quality analysis, water management for state and federal, parts, maintenance, utility locate, testing, certification, landscaping)
15% - HOA-CS (to include manage banking and CDs, pay bills, manage state regulations, file liens, communicate with members, invoicing, legal actions, liens, reserve fund)
5% - electricity
2% - events (to include July 4 fun run, prizes, office supplies, postage, Horton Center, website)
2% - Specialty and regular landscaping
2% - Contingency/Misc.

Commissioner Reports – See amended reports below

- **Beach** – Darci Russell
- **Bridge** – Rick Buran
- **Dock** - James Horton
- **Roads** – Rick Buran
- **Water** – Joe Ragucci

Old Business:

- Board recruiting to replace Kerstin and Jim – The board welcomes nominations for two members to be voted on at the July 2024 annual meeting.
- Beach Path ADA plan – Motion made by Sarah, seconded by Darci to hire Olympic Mountain Remodel LLC to build and install a handrail at the beach. Estimated price is \$2462.95. Rick Buran will help dig holes if contractor finds rocky soil and needs help.

New Business and Discussions:

- Reader board announcements of board meetings – Approved for Rick to hang a sign over the reader board to announce upcoming board meetings.
- Guests and common areas – Board needs to communicate clarifications to short term rental owners regarding usage of beach and dock.
- Joe and Sondra designed an informational sign for the beach clarifying boundaries, environment and usage. After discussion a wording change from “community” beach was changed to “private” beach. Estimated cost of sign is \$50-\$60. Aaron agreed to donate the money.
- Website thoughts – deferred to a future discussion.
- Governance –We want to take this opportunity to thank all of you who signed and turned in the petition (distributed by Jim Holman). Your dedication and willingness to describe our island culture was welcomed. We want to acknowledge, once again, that this current board will honor your intentions as well as the intentions of the majority of the island. By way of clarification and

answering questions from the membership, the current board has no intentions of starting a conversation on governing documents and bylaws as there is no need to do so.

- Directory – Kerstin will get RCW clarification from HOA-CS on how to proceed with approvals for a community directory and be in compliance with RCW rulings.
- Membership Payment Plan approval, Acct 19997 AMT Due \$983.50 owner request quarterly payments of \$245.75 due the 10th May, Aug & Nov. Kerstin made a motion, Darci seconded to approve the payment plan. Motion passed unanimously after a brief discussion.
- Late fee waiver Acct 19997 \$32.38 Kerstin made a motion, Darci seconded to waive the late fee. Motion passed unanimously after a brief discussion.
- Late fee waiver Acct 20070 \$30.04/Account is paid in full – Board requested the reason for a late fee before a vote can be taken.
- FYI - TICC governing documents and bylaws are included when a new member receives their closing statement from the title company.

Committee Reports:

- Communications – Jim Holman, chair
See above
- Events – Darci Russell, Dianna Scott co-chair
See flyer boxes for upcoming events and board meeting minutes.
- South End Park Committee (SEP) –Kate Owen, chair. Report given by Rick.
Wood chips are now in the planting areas. Renaming the park has been temporarily tabled.
- Short Term Rental Focus Groups – Darci Russell, chair
There was much discussion about short term rentals. Darci reported that meeting with short term rental owners resulted in low turnout and hesitancy to participate.

Member Comments (2 minutes each) – A brief discussion ensued regarding the repeated landscape solicitations using “little bags with rocks and a business card.” It was agreed that this must stop. It was pointed out that these baggies are placed in both driveways and mailboxes. When found in or on a mailbox this should be reported to the post office or local delivery person (aka Brett). The post office will contact the solicitor and tell them to stop.

The Board meeting was adjourned at 8:56 PM.

The next board meeting is June 5, 2024 at the Horton Community Center and Zoom.

Minutes written by Secretary, Kerstin Hilton.

COMMISSIONER REPORTS – April 2024

Beach Commissioner Report – Darci Russell

We will be installing a new railing for the path at the Community Beach. It will be installed in the next two months, in time for summer. Sprinklers will be installed this year (in phases depending on cost). Installation and planning time are all being donated by members. Look for dates to be sent out for a beach work party in April /May (date forthcoming) to clean up the beds in preparation for sprinklers and some new plantings in the future. New signage for the beach is in the planning phase. Lastly, we have lots of fun summer events planned at the Community Beach this summer (flyers are in flyer boxes at the North/South end of the island and on the community bulletin board) so please come and socialize! We have planned a number of events because we know people have busy summer schedules. Come to one or come to all and join in on the fun!

The Events Committee have chipped in and ordered 5 new dark grey outdoor Adirondack chairs. A volunteer will be putting them together and putting them down at the beach. We are in need of some more, so if you're interested in donating, please call Darci Russell at 206-595-4665. The cost of the chairs is \$121.00ea in total. Please leave the chairs on the beach for all to enjoy.

Quick reminder! Please don't let your animals down on the beach to run freely. There has been lots of cleanup and it's no fun walking the beach and stepping on little surprises left and right!

The overall goal this year is to continue to make improvements so the beach is a beautiful place to come and relax.

++++ Report amended: sprinklers and plantings will happen with volunteer funds and labor

Bridge Commissioner Report – Rick Buran

Waiting on inspection. Everything else is running as should be.

+++ Report amended: Rick has not received a call back from Sargent Engineers. The board gave permission for Cheri Swettenham to oversee having the trees removed from bridge planters and replace soil and flowers. She will pay for soil and plants.

Dock Commissioner Report – Jim Horton

Our project is almost complete. This month the old blue fence was removed, and our new stainless steel cable railing was installed along with all required signage. All that remains to be done is fixing the trip hazard where the pier joins the shore. This is scheduled to be complete by March 31. Elimination of the trip hazard will be accomplished by installing a trapezoidal shaped plate between the end of the pier and the shore. In addition to eliminating the trip hazard, it will also make the pier and dock wheelchair accessible.

Once the cost of the trapezoidal plate is known, I will be able to prepare and publish final cost figures and compare them to the amounts approved by our TICC membership.

++++ Report amended: The trapezoidal plate is installed and the project is complete. **The entire project came under budget with \$15,510 unspent and still in ARF.**

Roads Commissioner Report – Rick Buran

Center gravel road is nearing completion with only a small portion left – went over budget by approximately \$1500 (a couple of the entries were tore up pretty bad).

+++ Report amended: Cracks formed in the asphalt road from construction and will be repaired. This will not be a TICC expense.

The easements and road shoulders have been damaged. All members are to monitor heavy trucks to keep them from driving on these areas. Keep ditches clear and functioning.

Water Commissioner Report – Joe Ragucci

There is a scheduled visit on April 11th at 9 am by NWWS to perform maintenance on the booster pump system.

The Coliform Bacteria analysis has come back as satisfactory dated February 10th.

Our water system is due for Lead and Copper sampling, the following is a message from Cynthia Whiteman, NWWS Water Quality and Repairs Coordinator

"Hello,

*The water system is due to have Lead and Copper sampling done. Your field technician will be bringing collection bottles with the instructions on how to collect the sample, attached to each bottle (these need to be with the bottle when picked up). **Each bottle has a different address written on it and attached to it are instructions on how and where to collect the sample. It is imperative to follow the instructions on where and how to collect.***

There are two options to get this done:

- 1. **Jacob** (Field Technician) drops the sample bottles at the location of your choice, and you coordinate with the addresses on getting the sample collected (no charge for this).*
- 2. **Jacob** (Field Technician) drops the sample bottles at EACH LOCATION where samples need to be collected. Leaving a business card for the resident to call when the bottle is ready to be picked up (Labor Rate: Other Service @ 131.05 p/hour - this cost will depend on how often he/she has to come back and forth to the system and then to the lab). "*

*When a sample is collected and the bottles are ready to be picked up (each bottle needs to be filled to the line or it won't be valid), you will want to contact **Jacob**. **Jacob** has 1 week to get that sample collection to the lab, once the bottle is full.*

It is the opinion of the Water Commissioner to opt for option 1 as this will help keep costs down.

NWWS has not yet provided the addresses where samples will be collected from. When they do we will be in contact with those members to coordinate to get the samples returned as quickly as possible, thank you in advance for assisting in this important task.

The CCR is ready for review and is expected to be sent to the Water Commissioner by the end of the week. As another cost savings we will be sending this out via email to all those members who have an email address on file with HOA-CS. For those members who do not have an email on file the CCR will either be mailed or hand delivered to your address.

If you do not have an email on file and would like to have this information sent to you by email in the future please contact the board to do so.

During this season we should all give thanks to the blessings of the clean water we are able to have with the resources to maintain it properly.

In closing a Haiku,

Mellifluous tones

Purple Martins soars above

Spring... scouts for a home

-JR

++++ Report amended: Approved to follow Option 1. Rod Wilkinson will pick up the samples and deliver them to the test site.