

Treasure Island Country Club
December 1, 2021
Meeting held Via Zoom Meeting

Meeting Agenda

Call to Order: President McCoy called the meeting to order at 7:05 pm.

Roll Call:

Diane McCoy	President/Roads	Rod Wilkinson	Water Commissioner
Patty Mayer	Vice President/Beach	Dave Parker	Commissioner at Large
Kerstin Hilton	Secretary/Treasurer		

Members Attending:

Diana Bell	Fiona Segretti	Tom Swettenam	Sarah Voss
------------	----------------	---------------	------------

Also Attending:

Stephanie Hahn, HOA Community Solutions

Patty made a motion to approve the minutes from the October 6, 2021 meeting. Jim seconded the motion. Motion passed.

Financial Report- As of 10/31/2021- Report given by Stephanie Hahn

- Balance sheet
 - O&M Account \$126,504.03
 - ARF Accounts \$330,304.76
 - Bridge Accounts \$207, 125.83
 - **Total assets: \$663,934.62**
 - CIT Bridge Loan Balance \$253,536.68. There are only 17 members still paying on the loan.
- Budget comparison
 - Operating is currently under budget by \$25,726.88
 - ARF is over budget due to finalizing the booster pump project.
- Delinquent accounts- As of 11/30/2021
 - 60-89 days delinquent accounts owe a total of \$335.47
 - 90 days delinquent accounts owe a total of \$545.42
 - Over 120 days delinquent owe a total of \$9,589.95
 - Notice of intent to lien will be sent out as of December per the updated collections policy signed 8/12/2021. A \$35 charge will be added to owner's accounts. 30 days following notice, a lien will be placed on the property and further action will begin. The updated collection policy is included for your ease.

Commissioner Reports- Reports attached

- **Dock-** James Horton
- **Bridge-** Ken Sanberg. Report not submitted. Light timers have been replaced.
- **Beach-** Patty Mayer
- **Roads-** Diane McCoy

- **Island Watch-** Bill McFarland
- **Water-**Rod Wilkinson

Old Business:

- Bridge Earthquake coverage – The insurance company we have been working with will not renew their policy. The insurance is required by the bridge loan lender. Twenty four companies declined and 1 company agreed to provide earthquake insurance for our bridge. We had no other options and had to accept the offer from Arch Specialty Insurance Company. Insurance price increased from approximately \$14,000 to \$25,000 annually.

New Business:

- Holiday Lights
 - Rob Rabbe and Rod Wilkinson will install them around the middle of December with an assist from Rex as needed.
- 10th Anniversary for the bridge
 - Summer 2022 marks the 10th anniversary of the completion of the new Treasure Island bridge. The Board has begun brainstorming ideas on how best to celebrate the occasion.
- Injured wildlife reporting – Call 911 when encountering an injured deer or similar wildlife.
- Governing document update – The Board will meet in a workshop to learn about updating our governing documents.

Member Comments (5 minutes max)

Sarah Voss requested an additional Speed Limit sign at the top of the hill when driving onto the island. She asked for advance notice when there are work party dates.

Fiona Segretti reported that other HOA's require buyers pay a set fee or a percentage of the price when purchasing property. The funds can go into Operating or ARF accounts; whatever is approved by the membership. This idea would need to be voted on by the membership. The board will discuss this idea further.

Community Announcements - none

Next Board Meeting: February 2, 2022 at 7:00 pm via Zoom.

Rod made a motion to adjourn the meeting. Jim seconded the motion. Motion passed. Meeting adjourned at 8:46 pm.

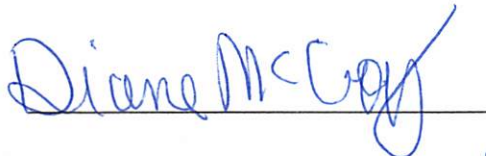
Minutes written by Secretary, Kerstin Hilton.

Treasure Island Country Club Annual Assessment Collection Policy

- Annual assessments are due on February 15th of each year and considered delinquent if not received by February 15th.
- If a special assessment is levied, the due dates are specific to the assessment and the due date shall be specified at the time the special assessment is levied. All assessments (annual and special) are considered delinquent if payment is not received within 30 days of the specified due date.
- **Delinquent accounts will be charged a \$25.00 monthly late fee, beginning February 16th.**
- Late fees of \$25.00 per month, plus interest at 12% per annum of the past due assessment amount, shall be charged on the 15th day of each month for all assessments past due more than thirty (30) days from the initial assessment due date of February 15th.
- If after April 15th, the assessment remains unpaid (and the owner makes no attempt at arranging payments) the Association will send Notice of Intent to Lien & Collect to the owner(s) last known address via certified mail. A \$35.00 fee will be charged to the owner's account for this notice.
- If no payment is received within 30 days of the mailing of the Notice of Intent to Lien & Collect, the following will occur:
- A lien will be recorded against the property and the owner(s) thereof. All resulting collection fees and costs associated with recording the lien will be added to the total delinquent amount secured by the lien. The lien shall have perpetual existence until the assessments are paid and will include late fees and interest that continue to accrue.
- The owner(s) will be turned over to a 3rd party collection agency or attorney for collection. All resulting collection fees and costs associated with the collection process of delinquent assessments and late fees will be at the expense of the property owner, and additionally will include all costs associated to the lien against the property owner(s).
- The Association may, without further notice to the owner(s) proceed to take and all additional enforcement remedies. Including non-judicial foreclosure of such lien, judicial foreclosure, or suit for money damages, all at the expense of the property owner.
- The Association may recover all reasonable costs incurred in collecting any delinquent assessment, including reasonable attorney's fees.
- The Association may, for good cause and at its sole discretion, agree to a payment plan which permits payment of the delinquent assessments(s), late charges, interest and other related collection costs.
- All payments received by the Association, regardless of the amount paid, will be directed to the oldest assessment balances first, until all the assessment balances are paid, and then to late charges, interest and costs of collection unless otherwise specified by written agreement.
- There will be a \$25.00 administrative fee for checks that are returned for insufficient funds as well as Financial Institution charges will apply.
- All above referenced notices will be mailed to the owner(s) at the last mailing address provided in writing to the Association by such owner(s).
- The mailing address for payment of assessments is:

Treasure Island Country Club
c/o HOA Community Solutions Processing Center
P.O. Box 97974
Las Vegas, NV 89193-7974

Adopted by the Board of Trustees on 6-30-21



President

Date

8-12-21

Treasure Island Dock Commissioner

December 2021 Report

I have inspected our pier leading to the dock. There is some rot, most concerning is under the pier where the end meets the shore. I don't know the length of its remaining useful life, but not many years. After reaching out to Roger Hansen knowing he was intimately involved in the Port of Grapeview dock, pier and boat ramp project. I am convinced our pier should be replaced at the same time we replace the dock pilings. Following is his email response to me. His advice makes perfect sense to me. My recommendation is to send out a Request For Proposal to Marine Floats, Quigg Brothers and Lakeshore Construction to as a first step. Proposals should include permit cost and management, as well as design and construction work. It is estimated that this will be at project lasting at least 4 years. Scope of work is for removal and replacement of 8 pilings and pier construction. The dock and the gangway are in good shape. Timing depends on finances. I do not know how much is earmarked for the dock in our asset replacement funds, but I have asked.

Treasure Island Beach Commissioner

December 2021 Report

Water has been shut off.

Water box has been moved a few inches to get better access the on/off valve

by Rob Rabbie.

The parking lot grading & gravel will be rescheduled till spring 2022, due to wet weather.

Sidewalk and handrail project will be planned for 2022.

Treasure Island Roads and Ditches Commissioner

December 2021 Report

Overall, the ditches have been draining during the intense rain we've had. Thanks to our maintenance crew and (some members) keeping the ditches cleared. At this time, we do not need to have the ditches clean out with heavy equipment. Hopefully the shortage of road paint will let up soon. Still on a waiting list.

Note the license plate of speeding cars when you see them, and include that information when reporting.

Treasure Island Community Watch

December 2021 Report

One report of a suspicious vehicle on the island that was approached by an island member appropriately ask what they were doing.

We have a volunteer that will give the board members (email me) when they see cars speeding coming on the island, we need time and date to look on our cameras. Also, WN number of boats waiting to pick up jumpers diving off the bridge. The cameras capture license plates, but we need to know dates and time to pull it up on the video tape.

Also, I'm considering adding another member to community watch.

Water Commissioner Report—December 2021

This report covers the time period October 2021. For older water reports see the Board meeting minutes.

Water Production

October 2021: 601,000 gallons

October average: 622,380 gallons

January - October 2021 (10 months): 12,279,900 gallons

Annual average (12 months): 11,725,404 gallons

The well splits for October (percentage of water produced by each well) look good.

Water Leaks

Customer Leaks: The leak at 1630 has been fixed. Repair of the leak at 1170 is still pending.

Distribution System Leaks: The small leak in the standpipe at 1090 will be fixed by NWS next spring.

Service Meter Reading

NWS read the service meters for Q3 2021 on 10/29/21.

Letters were sent out to 11 members based on Q3 usage.

The next meter reading is at the end of December 2021. That reading should provide an accurate estimate of the amount of distribution system leakage (DSL).

Water Quality Testing

The October coliform test was negative.

All three wells were tested for Radium 228 and Gross Alpha in October. Those results are not back from the lab yet.

Other than the monthly coliform test, no additional testing is required for the rest of 2021.

Northwest Water Systems (NWS) Work

Our NWS field technician made his first site visit on 10/26/2021. His evaluation of the water system was "All normal, no issues."

The field technician checks our water system monthly.

Sanitary Survey Report

The 2021 Sanitary Survey Report has been posted on the TICC web site (Water tab, Sanitary Survey heading). The engineer who conducted the survey reported no significant deficiencies or findings.

Water Commissioner

Sent project closeout letters for the Booster Pump project to the contractor (Rognlin's) and engineers (BKI).

Signed an Application for Determination of Water Adequacy for 1081.

Responded to a question about fire flow from WSRB.

Turned on the heaters in the well houses in early October.

Made weekly checks of the well houses and recorded well production readings.

Worked closely with various NWS employees to get the new contract started.

Next Reporting Period

Find a contractor to perform annual servicing of the Cummins generators. (December)

Work with NWS to update the Coliform Monitoring Plan. (December)

Task NWS to provide a plan to replace all three well house pumps. (January)

Task NWS to restart the now-dormant cross-connection program. (January or February)

Work with the web site team to consolidate and update the Water pages on the TICC web site. (Q1 2022)

Write up a water service handout for new members. (After web site update)