

TREASURE ISLAND COUNTRY CLUB
ANNUAL MEMBERSHIP MEETING AND BUDGET RATIFICATION MEETING
JULY 12, 2025
Fair Harbor Marina Pavilion
Grapeview, WA

ANNUAL MEETING MINUTES
July 12, 2025

Call to Order at 10:46 AM Darla Foster (HOA Community Solutions) verified that a quorum was met and the meeting was called to order at 10:46 AM.

President's Opening Comments

- President Aaron Howard opened the meeting, welcomed the Board, noting that Board Member Darci Russell was absent, and recognized the members in attendance. He presented an overview of today's meeting and delivered the following message:

Remarks from Aaron Howard

President, Treasure Island Board of Trustees

Annual Meeting – July 2025 – Fair Harbor Marina Pavilion

Hi everyone,

Thanks so much for being here today. It's great to see so many familiar faces gathered together here at the pavilion. As most of you know, my time as President of the Treasure Island Board is coming to a close, and I just want to take a few minutes to reflect and share some thoughts before we move forward with today's agenda.

It's honestly been a real honor to serve as your President. This island is a special place, not just because of its natural beauty, but because of the people who live here and care deeply about it. We've got something rare in today's world: a community that looks out for each other, that steps up when needed, and that takes pride in keeping this place running smoothly.

Over the past few years, I've been lucky to work alongside a fantastic group of board members and volunteers. Whether we were patching roads, keeping the bridge in shape, or dealing with the water system, beach, and dock, everyone rolled up their sleeves and got involved. That's what makes Treasure Island special.

So, to all of you who've shown up, shared your ideas, or just lent a hand when it was needed, thank you. You've made this job meaningful, and you've made the island stronger.

We're living in some challenging times, politically and socially, and I think that makes places like Treasure Island even more important. This community reminds us that it's still possible to work together with respect, listen to each other, and build something lasting. It's not something to take for granted, it's something to protect and pass on.

And speaking of protecting what we've built, there are a few ongoing issues I want to highlight that are important to the health and safety of our community.

First, fire prevention. As we've seen in recent years, wildfires are becoming more common and more dangerous. We all need to be vigilant, clear brush around our homes, store firewood responsibly, and be extra cautious with open flames, especially during dry spells. It only takes one careless moment to put the entire island at risk.

Next, road safety. I know the island roads can feel like an easy shortcut or a quick coast downhill, but speeding is a real concern. We have kids, walkers, and folks on bikes. Please slow down, watch your speed, and help keep our roads safe for everyone.

Also, let's talk about the seals. We're incredibly lucky to share this island with so much wildlife, and that includes the seals and their pups who haul out on our floats. It's important that we all, including our guests, give them space. Getting too close can stress them out or even separate babies from their mothers. So please admire them from a distance and help spread the word. The Washington State minimum distance is 50 yards for boats, kayaks, boards, etc.

Finally, keeping our island safe and respectful. From time to time, we see behavior that doesn't reflect our shared values, folks who don't follow the rules, act rude, or ignore the quiet spirit of this place. Generally, these are folks who do not live on the island. Let's all keep an eye out, report concerns, and make sure that everyone who visits or lives here knows this is a place worth treating with care.

Looking ahead, I'm excited to say that we have a new President ready to take the reins, and I'll be introducing them shortly. I know they're going to do a great job. We've also got solid candidates lined up for Treasurer and other board spots, which is a great sign for the future of our island. It's always encouraging to see folks willing to step up and keep things moving forward.

I'll be sticking around to help with the transition and support the new board. I know they're going to do great things.

So again, thank you for the opportunity to serve, for all the support, and for making Treasure Island such a great place to live. I'm proud of what we've done together, and even more excited about what's ahead.

*With appreciation,
Aaron Howard*

- Aaron introduced the incoming President, current Board Member, Kate Owen

Special Fire Safety Presentation, Jeff Snyder, Fire Chief, Central Mason Fire & EMS gave a presentation to the members regarding the responsibilities of Central Mason Fire and EMS and about fire safety on the Island.

He indicated that since emergency response on the Island was restricted by the one way in and one way out access, Central Mason Fire and EMS would be working with the board to develop a plan for emergencies.

Jeff emphasized the importance of never leaving your fire unattended and to completely extinguish it before leaving it. He also explained why charcoal BBQs are included in the fire ban. The charcoal is dumped after use which causes many fires.

Approval of Annual Meeting Minutes from July 13, 2024

A motion was made, accepted and unanimously approved to accept the minutes as written.

Financial Reports

- 2024 Year-End & 2025 YTD Financials:
Darla Foster, HOA Community Solutions and Sarah Voss, TICC Treasurer presented the year-end financial statements
- Operations and Maintenance Budget Review - Sarah Voss
- Asset Replacement Fund - Sarah Voss
There were no expenditures in the ARF for 2024

Commissioners Reports

- Beach, Darci Russell – Darci was absent, but was recognized by the audience for the outstanding job she has done enhancing our beach.
- Bridge, Rick Buran-Highlights for the year included the installation of the new bridge lights, which have been positively received.
Work will be done on the watering system for the planters for next year and it was recommended that the Board seek volunteers to maintain the planters on the bridge with a program to Adopt a Planter.
- Roads, Rick Buran-Highlights for the year include the regrading of the south section of the fire road. It is recommended that the same thing be done to the north section next year. Speed bump painting is next year's budget. Plan and money in place
- Dock, Kate Owen- Highlights for the year included recognition that people are following the rules regarding signing in. Because there are more people swimming and jumping off the dock it was suggested that members remind their guests that swimmers need to use the community beach for this activity.
Kate recognized Jim Horton for the dock remodel project which was completed in 2024.
- Water, Joe Ragucci-Highlights for the year included tracking down and mitigating leaks in our system which is over 70 years old.

Joe recognized NW Water Service, which is doing a very responsible and timely job of managing our system.

The inside of the tank was recently cleaned and received a score of 8 out of a possible 10 on condition. This will need to be done again in 3-5 years.

Joe is currently looking at contractors to clean the outside of the tank.

New Business

- New board candidates- Lisa MacDonald and Jenni Madsen-Kamp were introduced.
- Member Information via the Portal-Kate shared information about how members could access the membership list on the Portal. It is important that members “opt in” to choose which information they wish to have published.
Darla will make a printed list available at the next board meeting and will resend information about accessing the Portal and how to access the membership list.
<https://home.hoacommunitysolutions.com/login>

- Upcoming committee opportunities-Members were encouraged to volunteer for:
Events
Adopt a planter
Historian
- 2026 Annual Audit-It was agreed that we will not spend the money for 2026 for the annual audit.

Ballot Voting

Vote via secret ballot: The two candidates for the two open positions were introduced.

Open Forum

Owner topics included:

- How to deal with dead deer
- Corrosion on bridge piers (normal wear)
- Putting the bridge inspection report on the website
- Use of all communication channels to insure Board transparency.

A car show is being planned on North End for August 9, 1:00-3:00. Members are encouraged to participate and attend.

Adjournment

The meeting was adjourned at 12:00 PM.

2026 BUDGET RATIFICATION MEETING AGENDA

Meeting to start following Annual Membership Meeting

CALL TO ORDER: Meeting was called to order at 12:05 PM

PRESENTATION OF THE 2026 BUDGET

The budget was sent to all members prior to the meeting

OPEN FORUM FOR QUESTIONS

There were no questions

RATIFICATION

- Per Washington State Law, RCW 64.90.525, the budget is automatically ratified unless a majority of the total membership votes at the meeting to reject it.
- Vote included on annual meeting ballot

ADJOURNMENT

The meeting was adjourned at 12:10 PM

Minutes submitted by Donna Kelley, TICC Secretary