

Treasure Island Country Club
April 15, 2019
Meeting held at the Grapeview Fire Hall (4350 East Grapeview Loop Road, Grapeview, WA)
Meeting Agenda

Call to Order: President Jack Morgan called the meeting to order at 6:03 pm at the Grapeview Fire Hall.

Roll Call:

Jack Morgan	President	Dan Doyle	Water Commissioner
Diane McCoy	Vice President	Bill McFarland	Dock Commissioner
Kamryn Morgan	Secretary/Treasurer	Lynn Zumwalt	Beach Commissioner
Diane/Jack	Road Commissioner	Ken Sanberg	Bridge Commissioner

Members present include Jim Holman, Nancy Benson, Pat Richmond and Terry Chew.

The Board will postpone approval of the February 21, 2019 meeting minutes until the June meeting as they are not completed yet.

Member Comments: Terry Chew asked about the status of the water system updates. New Water Commissioner Dan Doyle needed to leave the meeting early due to a prior engagement, so he gave his report early in the meeting:

Dan has met with former Water Commissioner Tom Farmer for position turnover details and a progress report of the potential system upgrades. Dan also met with Darrin Hall from PUD 1 who recommended three different engineering firms to get bids for the upgrades to the reservoir. Dan, Jack and Diane visited the Trails End water district which is very similar to Treasure Island's for comparison. Dan contacted the three engineering firms suggested by PUD 1, one of which has already submitted a bid and Dan will discuss the results with the entire membership and the annual meeting in July.

Coliform tests for October and March were negative as expected, an Asbestos test was done in April and Dan is waiting on the results but expects them to be negative as well. PUD 1 is working up a new two-year contract for Treasure Island to approve. Dan will present this to the Board as soon as it is ready.

Financial Report- Janet Biggs

- Balance Sheet 03/31/2019: Total Assets **\$902,964.12**
 - General O&M Fund balance: \$123,329.78
 - Reserves/ARF: \$577,952.76
 - Special Assessment: \$201,411.58
- Loan Pay Down 03/31/2019
 - \$612,751.28
- Comparison 03/31/2019
 - No income reported for March.
 - \$840 from maintenance was paid to Steve Bright for storm damage clean up.
- Delinquent Account Status 03/31/2019:
 - None
- House # 90 (Weedering Property) will go up for auction at a Sheriff Sale April 26th. Once the property is sold, TICC will be paid in full for the remaining balance on the property, estimated around \$13,000.

Old Business:

- DNR Aquatics update: Dock Commissioner Bill McFarland met with the DNR on February 29th and reviewed the dock peer and ramp. We will have a full report available some time in August. The lease on the peer/ramp property is due soon and is reviewed and renewed every 12 years.
- Review and potentially update current TICC Bylaws, would require Attorney to review/input and discuss the validity of how the Rules and Regulations of TICC were presented and approved in 2016/organize committee: Island attorney Zach is going to review both sets of documents and make suggestions to the Board, both of these items are still on-going.
- Update on the potential purchase of an electronic reader board: this is ongoing, Diane McCoy is researching signage and will present her suggestions to the Board at an upcoming meeting. Money for an electronic sign will need to be added to the 2020 budget.
- Update on short term rentals- this is still an ongoing item, Zach the Island attorney is gathering information for the Board.

- Jack provided an update on the November property damage at the end of the bridge on island: multiple letters from TICC/HOA Community Solutions have been sent to the parents of the person responsible with no response. TICC will get a repair estimate and try to contact the person responsible personally. Ken suggested placing the unused bollards at the turn along the hillside so no future damage can occur.
- Maintenance tools/equipment for purchase: A chainsaw for the Island was purchased out of the maintenance budget and Jack presented a pressure washer option that fits the Island's needs. The Board will vote to approve at the June meeting. Estimated cost \$1,100. Mason County is requiring a Personal Property Inventory list for TICC, Board members will go through all three well houses and make a current list of Island property.
- Potential purchase of an Island utility trailer: The purchase is on hold right now while Steven Bright allows the Island to utilize his trailer and services for free. Jack made a **MOTION** requesting a Board Member volunteer to spearhead, research and present on trailer options and logistics of owning one. Ken Sanberg volunteered and will present at an upcoming board meeting.
- Status of property conditions at 1681: The Board will need to discuss this in Executive Session, see below.
- Derelict/damaged home and rat infestation: the MC Health Department was contacted by a Board Member informing them of a rat and possible asbestos problem, they were unresponsive so paperwork was filed with the Attorney General for further help getting this cleaned up.
- A security contract has been secured for July 3rd, 4th and 5th this year for the holiday weekend.
- Additional insulation in pumphouses: this will be evaluated this summer by Board members for additional insulation, if needed.

New Business:

- The Board discuss obtaining a maintenance contract for the security system/cameras: Val, the person that has helped install the cameras provided a maintenance bid to the board: \$1,000/year. The Board will review the contract and look to add this to the 2020 budget.
- The Board discussed potential center road maintenance and has requested bids from three places. We have only received one bid back so far which includes "land planning" the road to even out the hump in the middle and to redistribute the existing gravel. Estimate \$675. The Board will wait to see if other bids come back before deciding.
- Commercial General Liability Policy Expiration: When Janet contacted Liberty Mutual to pay our policy, she was informed that they no longer renewing policies like ours. Janet found one other company that would insure TICC but the price was double our current premium. She is reviewing other options and will advise the Board ASAP.
- Janet brought to the Board's attention that there are new L&I volunteer requirements meaning each volunteer must keep track of their hours and they will be submitted each quarter. A volunteer that works less than 100 hours is a lower L&I rate for TICC.

Commissioner Reports:

- **Dock-** Bill McFarland: Thank you to Nancy, Pat and all the volunteers that have helped clean up the dock lot. Bill installed a light where the pier and ramp meet for better visibility. Bill researched and ordered (\$1,300 out of his own pocket) piling rollers to replace the current tires as that open space is a hazard. Janet suggested we post a "no swimming" sign at the dock as well, Jack will order one.
- **Bridge-** Ken Sanberg: Water was turned on, thank you to Bill, Barn and Rex for replanting some of the empty planters. Pump house roof was cleaned off and willow branches trimmed back for better visibility leaving the island.
- **Beach-** Lynn Zumwalt: Lynn will repair the "pack it in, pack it out" sign before summer.
- **Roads-** Diane/Jack: Asphalt Solutions will be back when the weather gets better to patch a few areas that were damaged during the snow storm and will be repainting the speed bumps.
- **Island Watch-** Bill McFarland: during Spring Break, Bill approached a suspicious truck parked at the dock lot in the early morning hours that did not belong on the island. It was two young girls and Bill asked them not return if they were not invited on the island by a home owner.

A **MOTION** was made by Jack Morgan to move the meeting into a closed, Executive Session to discuss the current status of house # 1681. The motion was seconded by Diane McCoy. The regular meeting adjourned at 7:43 pm and the Board entered Executive Session at 7:45 PM.

The regular Board meeting reopened at 7:55pm, a **MOTION** was made by Diane McCoy to request the Island attorney (Zach Edwards) to move forward with his recommendation to have the HOA be appointed by the court to be the personal representative of the Estate at #1681. The motion was seconded by Lynn Zumwalt and the Board voted 6:0 in favor of the motion.

The Board meeting adjourned at 8:03 pm.

Minutes prepared by Kamryn Morgan