

Treasure Island Country Club
October 6, 2021
Meeting held Via Zoom Meeting

Meeting Minutes

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

Roll Call:

Diane McCoy	President/Roads	Dave Parker	Commissioner at Large
Patty Mayer	Vice President/Beach	Ken Sanberg	Bridge Commissioner
Kerstin Hilton	Secretary/Treasurer	James Horton	Dock Commissioner
Rod Wilkinson	Water Commissioner		

Members Attending:

Dan Downey	Jean Farmer	Lisa MacDonald	Fiona Segretti
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Also Attending:

Stephanie Hahn, HOA Community Solutions

- Rod made a motion to approve the minutes from the June 2, 2021 meeting. Ken seconded the motion. Motion passed.

Financial Report- (given by Stephanie Hahn)

- Balance sheet as of August 31, 2021
 - General Fund balance: \$137,865.94
 - Reserves/ARF: \$323,269.23
 - Bridge Fund: \$231,457.60
 - Total Assets: \$692,592.77
 - The balance owed on the Bridge Loan is \$286,160.06. Three members have recently made final payments which are not represented in this balance.
- Budget comparison/Budget and discussion – Stephanie reported that we are under budget and had nothing to highlight.
- Delinquent accounts – There are 33 owners delinquent in some capacity, resulting in a delinquency balance of \$14,701.64. Of that amount \$6,514.95 is over 120 days past due. A delinquent account is when an amount owed is over 30 days past due.
 - Updated Enforcement Policy and Fine Schedule was mailed out September, 2021. It is also posted on the website. (See Records tab > Policies & Procedures > Covenant Enforcement Policy and Fine Schedule.) Members with delinquent balances receive monthly statements.
 - Owners are welcome to contact HOA Community Solutions to set up payment plans.

Commissioner Reports:

- **Dock-** James Horton
 - Jim thanked volunteers Nancy Benson and Pat Richmond and their crew who developed the coffee/picnic area. Their idea and efforts will be enjoyed by many.
 - Parking lines have been marked with stakes and rope for the upper lot where trailers are to be parked. Ken Sanberg offered to replace the stakes and rope with painted lines.
 - Rod offered to help winterize the area by removing hoses, turning off the water, and draining the water line.
- **Bridge-** Ken Sanberg
 - The water to the planters has been turned off.
 - The main water line to the bridge will be turned off November 1, 2021.
 - Cannisters are to be cleaned in 2022. The contractors who have done the work previously clean and certify the work with the State. Ken will research to see if the cleaning can be done by our maintenance crew, and what is involved with the certification process. If allowable, there could be a significant cost savings.
- **Beach-** Patty Mayer
 - The walkway from the parking lot to the cabana will be replaced by a paved path with an integrated handrail. The work will be done by volunteers. A bid has been requested for the handrail.

- Recent rains created a creek near the cabana. A trench has been dug to divert water and a bid has been requested for gravel.
- **Roads-Diane McCoy**
 - Speed bump paint is on backorder and there are no projected dates of when it will be available. Our maintenance crew will resume painting with the paint we have on hand.
 - Speeding cars have become a problem on the island. The board discussed ways to encourage following the speed limits. Parents, please help and monitor your children to keep them safe.
 - Culverts and ditches will be cleaned with a machine that removes material with a vacuum.
- **Island Watch- Bill McFarland (report given by Diane McCoy)**
 - There have been reports of kayaks, gas tanks and gas from boats being stolen.
- **Water-Rod Wilkinson**
 - Water Quality Testing –Coliform tests for June through September were negative. Lead & Copper tests were taken in July at five Treasure Island homes. The results were within safety parameters and were mailed to those homeowners. Gross Alpha and Radium tests at all three wells are scheduled for October.
 - Water leaks – Three customer water leaks have been noted since June, and Rod continues to provide assistance in tracking a working with homeowners to fix these leaks. There is a small distribution system leak in the standpipe near 1090 that is not worth fixing at this time.
 - Sanitary Survey – The survey was done in June, and the report has yet to be received.
 - Northwest Water Systems (NWS)– As of October 1, 2021, NWS is our water management service. NWS has replaced PUD 1 as our water management service. Members should continue to communicate their questions and concerns about water to the Water Commissioner or to HOA Community Solutions.
 - Water Service Agreement – Decision was made to see what NWS has to say about a water service agreement for our members.
 - Water usage – Year to date we have used 11.7 million gallons, which is higher than previous years.
 - Booster Pump Project – The project was completed in September with closeout letters sent to the engineering company (BKI) and the contractor (Rognlin's).
 - CCR & WUE Reports – These reports were posted on the website in June and members were notified by a blast email.
 - Water Meters – The water meters are scheduled to be read in October 2021.

Old Business:

- Rod made a motion to appoint Dave Parker to be a Board of Trustees member, to fill the position left when Dan Doyle resigned. Motion was seconded and passed. Dave's term will end July 2022.

New Business:

- An updated Enforcement Policies and Fine Schedule was approved by the Board of Trustees on June 30, 2021. These policies have been mailed to all members and are posted on the website (See Records tab > Policies & Procedures > Covenant Enforcement Policy and Fine Schedule.)
- The earthquake insurance carrier has dropped coverage of the bridge. A new provider is being sought.
- D&O insurance will renew October 7, 2021.

Member Comments: None

Community Announcements: None

Next Board Meeting: December 1, 2021 at 7:00 pm via Zoom.

Jim made a motion to adjourn the meeting. Patty seconded the motion. Motion passed. Meeting adjourned at 9:20 pm.

Minutes written by Secretary, Kerstin Hilton.