

Treasure Island Country Club

December 14, 2024

10:00 AM

The meeting was held at Horton Community Center and via Zoom

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

Meeting Minutes

The Board collected donations for the local food bank at this meeting.

Call to Order: President Aaron Howard called the meeting to order at 10:00 AM

Roll Call:

Aaron Howard-President

Donna Kelley-Secretary

Darci Russell-Vice-President/Beach Commissioner

Sarah Voss-Treasurer

Kate Owen-Dock Commissioner (Zoom)

Joe Ragucci-Water Commissioner

Rick Buran-Bridge/Roads Commissioner

Also Attending:

HOA Community Solutions – Darla Foster (Zoom)

Members Attending (in-person and via Zoom):

Marjory & Kelly Earle

Diana Scott

Diana Bell

Lisa Niendorf

Rod Wilkinson

Betty Lewis

Kerstin Hilton

Welcome and Opening Remarks by President:

President Aaron Howard:

- Welcomed members attending in person and via Zoom
- Recognized the efforts made by the Entertainment Committee throughout the year and thanked them for all their work.

Approval of October 7th, 2024 Meeting Minutes:

Sarah Voss moved to accept the minutes. Seconded by Darci Russell. Motion passed unanimously.

Financial Report - Sarah Voss

Balance Sheet as of 10/31/2024

- Operating account balance \$95,844.44
- Operating CD balance \$89,085.16
- ARF accounts \$621,457.08
- Bridge Accounts \$14,029.89

- Total Bank Balance \$820,416.57
- Estimated expense variation (actual to budget) for the year

Delinquent accounts as of 08/31/2024 Very far down

- 60-89 days delinquent accounts owe a total of \$1,787.85
- 90 days delinquent account owe a total of \$0.00
- Over 120 days delinquent, own a total of \$0.00

Financials are on track for the year. Delinquent accounts are under 2%.

With the launch of the new TICC Portal, financials are now available for viewing.

The 2025 budget is also on the Portal. This will be further reviewed at the February Board meeting.

Commissioners - Reports attached:

- Beach-Darci Russell – Nothing new has occurred at the beach. A clean-out of the shed is planned for spring.
- Bridge-Rick Buran – Rick is keeping the silt cleaned out around the drains. The north side lights are popping the breaker. They need to be removed as they are failing due to age. A new type of lights will be tried.
- Dock-Kate Owen – No updates
- Roads-Rick Buran – The ditch going south on center road is clogged and needs to be cleaned out with a backhoe. Rick will follow up.
- Water-Joe Ragucci – Andrew from NW water will come out to fix some minor leaks and to determine which standing pipes can be removed as they start to leak. The board is looking for residents who may have any historical knowledge about how to shut down various parts of the water system without shutting down the entire Island. Rick will bring a map of the system to the next meeting.

Old Business:

1. Trimming around water tank-Project was completed. Everything went well.
2. Any outstanding construction topics-
Fire Hydrants-The Board will send a letter to members, including a statement from the fire department, clarifying the need for hydrants on Treasure Island. Members will be encouraged to respond.
3. Estimated final expense burn-Covered under Financials
4. Holiday message to membership-Messages will be on the Reader Board.
5. Bridge lighting test-Covered under Bridge Report

New Business and Discussions:

1. Bridge Insurance Renewal-Insurance has been renewed.
2. Isolation of water shut off valves-Covered under Water Report
3. Recruiting process and activity for new President and Treasurer - We are starting the process of recruiting candidates for President and Treasurer. A letter will be sent to members in early January with an explanation of the responsibilities of these position.

Committee Reports:

Events Committee:

The Events Committee is looking for new members. Residents are encouraged to contact any committee member if interested.

A survey to members will be sent by the Events Committee, requesting feedback about what events should be included in the 2025 season.

Member Comments: (2 minutes each)

Diana Scott-What is the procedure for adding to the North Park? Ideas should be brought to the board.

Thanks were expressed to Rod Wilkinson for all his work on the Reader Board and help with lights at the tree lighting.

The Board Meeting was adjourned at 10:45 AM.

The next Board Meeting is February 5, 2025

TICC Commissioner Reports – December 2024

Beach Commissioner - Darci Russell

No new changes have been made to the Community Beach. There will be a storage shed clean out and organization sometime in the spring when weather improves. Any time someone has time to help weed the driveway and beds up by the road or down by the beach it would be greatly appreciated. Thank you!

Bridge Commissioner – Rick Buran

The drain areas were cleaned; no further action at this time.

Road Commissioner – Rick Buran

No action at this time.

Dock Commissioner – Kate Owen

No changes or updates on the dock

Water Commissioner – Joe Ragucci

The final Water Commissioners report finds our water system in compliance with all water quality requirements. Our water system has shown its age this year with several leaks being identified and repaired. There are two outstanding leaks that still need to be repaired.

The first are the quick connect sample ports that will be replaced this month at a cost of \$457.80, second is the leak near well house number 1. The Well House #1 leak appears to be small, unfortunately this repair will require location and excavating. The cost of such a repair is hard to determine due to the time needed to identify the exact location and what will be needed for the repair.

The excavating will be done during dryer conditions unless the leak grows in size, it is anticipated the work will be in the first quarter of 2025.

Bids are being solicited from electrical contractors to make corrections between the generator and electrical panel in well house number 1. This too is anticipated to occur in the first quarter of 2025.

The water shutdown in October of this year due to a construction accident highlighted two things;

First, that NWWS, our water management contractor was able to respond to an accident and get our system functioning the same day.

Second, it has been highlighted that there are some gaps in the systems database on how to efficiently isolate and shutdown portions of the island rather than a total shutdown.

This will need to be addressed in 2025, if there are any members who possess the institutional knowledge on how the water distribution systems isolation valves work please contact the Water Commissioner at ticcwater2@gmail.com or HOA CS, any information will be appreciated and most helpful.

With winter bearing down on us a reminder to cover hose bibs, shut off any sprinkler systems, ensure proper heating in unoccupied spaces to prevent broken pipes as well as the damage that follows.

In closing I would like to thank all members for their efforts in identifying and mitigating water leaks, conserving our precious resources and to those members who actively assisted in keeping our system functioning and in compliance.

We are all so blessed with the ability to enjoy clean water in a beautiful and safe environment, I hope we all take a moment to be thankful.

Yule Tidings and Salutations,