

Treasure Island Country Club

June 4, 2025

7:00 PM

The meeting was held at Horton Community Center and via Zoom

Meeting Minutes

Call to Order: President Aaron Howard called the meeting to order at 7:00 PM

Roll Call:

Aaron Howard-President

Darci Russell-Vice-President/Beach Commissioner

Kate Owen-Dock Commissioner

Rick Buran-Bridge/Roads Commissioner

Donna Kelley-Secretary

Sarah Voss-Treasurer

Joe Ragucci-Water Commissioner

Also Attending:

HOA Community Solutions – Darla Foster (Zoom)

Members Attending (in-person and via Zoom):

Nancy Benson

Brenda Bohman

Jenni Madsen

Welcome and Opening Remarks by President:

President Aaron Howard welcomed those in attendance and commented that other than the Annual Meeting, this is the last official board meeting for him and treasurer Sarah Voss.

Approval of the April 2, 2025 Meeting Minutes:

A motion to approve the April 2nd meeting minutes made by Sarah. The motion was seconded by Kate. Motion was approved by unanimous vote.

Financial Report - Sarah Voss

Balance Sheet as of 04/30/2025

- Operating account balance: 186,942.32
- Operating CD balance: \$90,385.39
- ARF Accounts: \$726,930.82
- Bridge Accounts Passthrough: \$14,360.98
- Total Bank Balance: \$1,018,619.51

Delinquent Accounts as of 4/30/2025

- 90 + days delinquent accounts owe a total of: \$8,322.315
- There are 6 members still working on paying dues

The Treasure Island reserve fund is currently at approximately 79%.

Commissioners - Reports attached:

- Beach-Darci Russell – The beach shed was cleaned out and is organized. Bark has been spread in the gardens at the beach. At this time, we don't anticipate a spring clean-up.
- Bridge-Rick Buran-The new lights are ready to be installed.
- Roads-Rick Buran-Abbot has graded the south part of the fire road. It is recommended that the same thing be done next year to the north end of the road.

- Dock-Kate Owen – The rules for using the dock area are listed on the dock report. New sign-in sheets have been added and the lines for parking will be refreshed
- Water-Joe Ragucci – The inside of the water tower has been cleaned and is in very good condition, with few minor rust spots. The cables (floats) on the bottom of the tank will probably need to be replaced at the next cleaning, in about 5 years. NW water suggested removing unneeded flush valves as they fail and have identified the ones that need to be kept.

Old Business:

- Fire Safety-We will invite the fire chief, or a member of the fire department, to come to our annual meeting to discuss fire safety on the Island. Everyone needs to focus on unattended fires, clear dried yard waste, and follow posted fire restrictions.
- Noxious Weed Control-A notice was sent out to all members to remove Tansy Ragwort, a rapidly spreading noxious weed, from their property.
- Bridge Light Installation – It was moved by Sarah and seconded by Darci that the remaining bridge lights be installed by Rick. Motion was approved by unanimous vote.

New Business:

- Recruitment- Members interested in running for vacant board positions should send an email with a short bio to any board member or the HOA by June 18th.
- Annual Meeting-The annual meeting will be held at Fair Harbor Marina at 10:00 AM on Saturday, July 12th. Information will be mailed out to all two weeks prior to the meeting. A raffle will be held, as well as a display of Treasure Island Memorabilia. Members are encouraged to arrive early for donuts and coffee.
Kate Owen will move into the position of Board President.
There will be a potluck following the Board Meeting beginning at 1:00 PM.
- 2026 Budget-The 2026 budget will be presented at the Annual Meeting. **There will be no increase in dues.** The budget will cover all anticipated expenses with a small surplus to cover unexpected expenditures. This is the 3rd year with no dues increase.
Kate moved to accept the budget, Rick seconded the motion. The motion to present the budget at the Annual Meeting was approved by unanimous vote.

Committee Reports:

Events Committee:

About 130 people attended the Memorial Day Picnic

There are currently 13 people on the Entertainment Committee and events are scheduled throughout the summer.

The Committee is looking at adding Beach Bingo to the scheduled events.

Member Comments: (2 minutes each)

Kate Owen reminded members that the directory can be accessed through the portal, however members need to opt in to have their information listed.

Nancy Bensen expressed concern about 4th of July fireworks. An email blast will be sent out reminding members of Treasure Island and Mason County Rules regarding fireworks.

Donna moved to adjourn the Board Meeting, Sarah seconded the motion. The meeting was adjourned at 8:30 PM.

Next regular Board Meeting Wednesday, August 6, 2025.

Commissioner Reports June 2025

Beach Commissioner - Darci Russell

A few things have been accomplished at the Community Beach in the past few months. We had a very successful shed clean out and organization party with Board members and other volunteers (thank you to everyone who helped!). New bark was spread at the beach and it looks fantastic (thanks to Sarah Voss for coordinating and our landscape company for spreading it).

A beach clean-up isn't necessary this Spring but stay tuned for one later in the summer. The beach is ready for everyone to enjoy this summer and for our community events!

Bridge Commissioner – Rick Buran

No new report at this time.

Road Commissioner – Rick Buran

Repaired several pot holes on the center road. No other new action.

Dock Commissioner – Kate Owen

a. General space on the Common Area dock is limited, so its use is strictly on a first-come, first-served basis. There is absolutely no saving space when you leave the dock. Saving spaces with kayaks, dinghies, or recreational floats is prohibited. A member, tenant, or guest who docks their boat of the Common Area dock must use their boat daily. No boat may be docked for more than 24 hours without being used. Sitting on or fishing from are not considered “use”. There are limited spaces; therefore, rafting is expected and is permitted up to two boats deep. Boats must be registered daily during the Memorial Day, Fourth of July and Labor Day weekends (refer to Section G2., below). Be considerate of others and, if possible, use alternate moorage during the crowded holiday weekends (i.e., beachfront or buoy). (Amended 6/2/2021)

b. During the summer months (Memorial Day through Labor Day), moorage is restricted to seventy-two (72) hours per stay in a single week. The remainder of the year, moorage is restricted to one (1) full week in a single month. At no time, shall the dock be used for long-term moorage or storage of vessels without prior written approval from the Board.

c. Boats may be repositioned due to overcrowding only with the permission of the boat owner.

d. Fires of any sort, including grills, barbecues, and fireworks are prohibited on the boat dock and in the parking area.

e. All boats must have current registration if moored at dock.

f. Loading Zone is for loading and unloading ONLY!

g. PACK IT IN- PACK IT OUT. Take all garbage with you

G2. Registration for Boat Moorage.

a. Boats moored at the dock, day or night, MUST be registered using the Dock Log-In Book which includes:

i. Date and Time.

ii. Member's Name, or if the boat belongs to a tenant, the tenant's name or guest of member.

Boat Registration number or description of boat (i.e. 16 foot Bayliner)

iii. **b. d. 7** | Page

iv. Phone Number of boat owner and Member, Tenant or guest if not the same as boat owner.

G3. Boat and Trailer Parking.

a. The boat dock parking area is for members, tenants and their guests. Parking of boat trailers or trailers with boats is permitted up to seventy-two (72) hours in a single week. The Association encourages overflow parking at the boat dock instead of on the road

right-of-way. Absolutely no vehicle, trailer or boat & trailer may be parked in a way that blocks traffic or emergency vehicle ingress and egress.

You must have a current license on your boat trailer to park at the boat dock parking area.

c. Do not park in the driveway or the entrance to the gangway except for immediate load/unload of vehicle. Due to limited parking at the entrance of the boat dock, after you unload your vehicle you may park your vehicle in upper lot.

Any vehicle parked in the spaces designated for disabled parking must display a valid disabled vehicle parking placard.

e. No overnight camping in any Common parking area.

Dock, Float, Pier, or Gangway.

a. No swimming, jumping or diving in, from or around the dock, float, pier or gangway.

b. No running.

c. d. No bicycles, scooters, roller-skates, roller-blades, or skateboards. (Amended 6/2/2021)
No rock throwing or hitting golf balls.

e. No glass containers are allowed.

f. Children age twelve and under must be accompanied by an adult at all times.

Water Commissioner – Joe Ragucci

No new report at this time