

Treasure Island Country Club
April 7, 2021
Meeting held Via Zoom Meeting

Meeting Minutes

Call to Order: President Diane McCoy called the meeting to order at 7:01 pm.

Roll Call:

Diane McCoy	President/Roads	Rod Wilkinson	Dock Commissioner
Dan Doyle	Vice President/Water	Lynn Zumwalt	Beach Commissioner
Kerstin Hilton	Secretary/Treasurer	Ken Sanberg	Bridge Commissioner
Patty Mayer	Member At Large		

Members Attending:

Mila Spaulding	Betty Lewis	Dave Parker	Terry Chew
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Also Attending:

Stephanie Hahn, HOA Community Solutions

Rod made a motion to approve the minutes from February 3, 2021 meeting. Dan seconded the motion. Motion passed.

Financial Report- (emailed to the Board on 3/13/2021) (given by Stephanie Hahn)

- Balance Sheet as of February 28, 2021
 - General Fund balance: \$193,031.40
 - Reserves/ARF: \$452,877.38
 - Bridge Fund: \$203,046.45
 - Total Assets: \$848,955.23
 - The balance owed on the Bridge Loan is \$324,234.62 as of 2/28/21
- Budget Comparison/Budget Discussion
Stephanie highlighted that we are below budget, and reminded us that most expenses accrue during the summer months.
- Delinquent accounts status
Stephanie will follow up with one member who is behind on one lot payment.

Commissioner Reports:

- **Dock-** Rod Wilkinson
Rod reported that the water is turned on at the dock.
The dock lot will be cleaned up on April 10th by a work party organized by Pat Richmond.
The water trailer, currently parked at the dock lot, does not have a title and will be donated to an interested party.
The portable toilets will be in place mid-May.
- **Bridge-** Ken Sanberg
Ken had noticed some possible erosion at the east side of the bridge. He inspected the area and found it to be mud and can be handled without bringing in outside help.
The water will be turned on when warmer weather arrives.
A broken sprinkler head on the bank will be capped off.
- **Beach-** Lynn Zumwalt and Patty Mayer
Beach cleanup efforts have paid off. Island members have commented on the improvements. Many thanks to Dave Parker and Steve Bright for helping out with the use of their large equipment.
The water has been turned on at the Beach lot.
There are plans for additional landscaping.
Patty is researching sites for latex and oil paint recycling.
- **Roads-** Diane McCoy
Pat Hall has said he can paint the speed bumps in May. Diane is also researching other companies to do the work.
Large truck tracks on the northeast end of the island are a result of a vendor going off the road. The vendor's company has been contacted and say they will restore the damaged area.
A hole was dug in Utility Lane as a result of connecting pipes for the new booster pumps. The hole will be repaired when the work is completed.

- **Island Watch-** given by Diane McCoy
A person has been identified in conjunction with the bollard incident several months ago. A case number has been assigned by the sheriff's office.
Mason County police indicate that burglary and theft are on the rise, and encourage residents to take care. There have not been any incidents reported on the island.
- **Water-** Dan Doyle
PUD 1 conducted coliform tests for March and April and found the water quality to be without issue.
Sanitary Control Area letters were mailed in March to members who own lots near the three wells. This is part of our Wellhead Protection Program.
Dan reported that the 2020 Quarter 4 water usage report is comparable to the 2019 Quarter 4 report in terms of the numbers of high water users and in the percentage of distribution system leakage.
Booster Pump – The pumps be will tested April 15 and the generator will be tested April 16. The go-live date is scheduled for April 16. Water pressure throughout the island ranges from 23 to 50 psi. Homes with higher water pressure are located near the shoreline. The booster pumps will increase water pressure so it is wise for island residents to monitor their water during the transition to the new pumps. Dan recruited several homeowners around the island to measure the water pressure weekly and report any issues. Any island member can purchase a water pressure meter at a hardware store for approximately \$10. There is a link on the website to provide information for a water shut off procedure in case that should be necessary. (See the Water page in the "Water Meters" section. https://1bb892f0-233e-4ff8-9d33-0561cccf3684.filesusr.com/ugd/f36227_1b29ea7d4546455db90e4a4c479ab41e.pdf)
The reservoir was cleaned April 6, 2021. The tank is in good condition.
Water manager/server contract – Our contract with PUD 1 will end October 1, 2021. Dan formed a water committee comprised of Daryl Axelson, Larry Grumme, Roger Hansen, Rod Wilkinson and Diane McCoy. The committee has met with 2 potential owners and 4 manager/servicers. The committee is analyzing the data and will be making a recommendation to the board.
Dan announced his resignation as Water Commissioner and Trustee, effective immediately. The Board wishes to acknowledge Dan for all the hours of work he has given with the booster pump project and transition to another water company. Thank you!

Old Business:

- Webcam: The current webcam cannot be used and a new solution is being researched.

New Business:

- 2021 Budget: Each commissioner is tasked with reviewing the financial line items and submitting any changes to Stephanie by May 1, 2021.
- Parking- Recreational vehicles on roadway: Parking in public areas is limited to 72 hours.

Member Questions: None

Community Announcements:

Board Member Changes:

Vice-President: Rod made a motion to nominate Patty Mayer. Kerstin seconded the motion. Motion passed.

Dock Commissioner: Kerstin made a motion to nominate Patty Mayer with the understanding that she would have support of the Board. Ken seconded the motion. Motion passed.

Water Commissioner: Kerstin made a motion to nominate Rod Wilkinson. Patty seconded the motion. Motion passed.

Next Board Meeting: June 2, 2021 at 7pm via Zoom. Annual meeting date is July 10, 2021. Location is TBD.

Rod made a motion to adjourn the meeting. Ken seconded the motion. Motion passed. Meeting adjourned at 9:12 pm.

Minutes written by Secretary, Kerstin Hilton.