

Treasure Island Country Club
February 3, 2021
Meeting held Via Zoom Meeting
Meeting Agenda

Call to Order: President Diane McCoy called the meeting to order at 7:02pm.

Attending:

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

Members Attending:

| | | |
|----------------|--------------|-------------|
| Larry Williams | Pat Richmond | Dave Norton |
| Diana Bell | Terry Chew | |

Also Attending:

Stephanie Hahn, HOA Community Solutions

Dan made a motion to approve the draft meeting minutes from December 2, 2020 meeting as written. Rod seconded the motion. Motion passed.

Financial Report- (given by Stephanie Hahn)

- Balance Sheet as of December 31, 2020
 - General Fund balance: \$53,959.06
 - Reserves/ARF: \$339,494.44
 - Bridge Fund: \$203,764.15
 - Total Assets: \$597,217.65
 - The balance owed on the Bridge Loan is \$340,318.79, as of 12/31/2020.
- Budget Comparison/Budget Discussion – Roads and Ditches was overbudget for 2020. Overall, we were within budget for the year.
- Delinquent accounts status – Two owners are behind on bridge payments. One owner is behind on 2 payments, and one owner is behind on 1 payment. Stephanie is following up with the members.
- Stephanie reported that 2021 annual dues and assessments are being received.
- Diane is reviewing the list of items with Stephanie that make up the Depreciation Expense Budget as many are obsolete and should be removed. This should lower the total in future years.

Commissioner Report

- **Dock** - Rod Wilkinson
Rod will begin looking for a smaller life ring. He requested hiring Lake Shore Construction to prepare a quote for the pier replacement. Board approved the expenditure.
- **Bridge** - Ken Sanberg
Ken recently became aware of some erosion on the east side of the bridge at the footing. He will inspect the area and determine a plan for stabilization.
- **Beach**- report given Patty Mayer
Patty and a team of workers cleared brush, an overhanging tree and hauled away debris. There are some wet areas that may require a French drain to route water to the beach. She will continue to observe the situation as the excess water could be a result of heavy winter rains.
- **Roads** - Diane McCoy
Efforts to get the speed bumps painted will be renewed when the weather improves.
Diane is talking to Dave Parker about cleaning ditches with a machine that removes debris.
- **Island Watch** – report given by Diane McCoy
There has not been any information from the sheriff as a result of the January 1, 2021 explosion.
- **Water** - Dan Doyle

PUD 1 report on water testing came back with negative results, indicating healthy water. The Meter Reading report is late and the Water Usage Report is not available.

Booster Pump update – Delivery of the booster pumps continues to be delayed. Two new generators are waiting for the delivery of propane tanks. Once received they will need to be wired to power the generators.

Electrical work/maintenance – Wiring of the generators will affect the bridge signal requiring flaggers to manage bridge traffic. Members will be notified by email prior to the service disruption. Additionally, an outdated circuit near the water tank will be replaced at the same time.

Excess bollards - Bollards from the beach will be used to protect the propane tank, as necessitated by county.

Ken requested gravel be placed around the propane tank, making it easier for service vehicles to have access when maintaining the tanks. The cost will need to be determined.

Reservoir tank cleaning – PUD 1 recommends cleaning the interior of the tank every 3-5 years. The last cleaning was 5 years ago. Dan contacted 3 companies. He received two bids ranging \$2,500-\$3,500, with the highest from LiquiVision who performed the cleaning in 2012. Daryl A indicated they did a good job. A power washing for the exterior of the tank is scheduled in the Asset Replacement Fund for 2022 and the approximate cost of \$9,000.

PUD 1 Contract Update – Our contract with PUD 1 expires October 2021 and they will not renew again. Dan gathered names of other water management and service providers, and has made initial contact with them. Dan will work with a committee of several TICC members to discuss the next steps of working with PUD 1 or another water service provider.

Old Business:

- **Webcam** – Diane will contact Ed Lucas who has some ideas of how to get the webcam service working.

New Business:

- **Rate of Pay for new employee** – Stacey Ryland has been working on the maintenance team. Kerstin moved to pay Stacey Ryland the same rate as the other maintenance employee. Rod seconded the motion. Motion carried. Stacey's status as an island resident is being confirmed.

Meeting location for 2021 – Next two board meetings are April 7, 2021 and June 2, 2021 at 7pm. Both meetings will be held via Zoom. Annual Meeting date is July 10, 2021. The location is TBD.

Community Announcements: None

Rod made a motion to adjourn the meeting. Ken seconded the motion. Motion passed. Meeting adjourned at 9:08pm.

Minutes written by Secretary, Kerstin Hilton.