

## Treasure Island Country Club

August 7<sup>th</sup>, 2019

Meeting held at the Grapeview Fire Hall (4350 East Grapeview Loop Road, Grapeview, WA)

### Meeting Agenda

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**Call to Order:** President Diane McCoy called the meeting to order at 6:00 pm at the Grapeview Fire Hall.

#### Roll Call:

Diane McCoy	President	Dan Doyle	Water Commissioner
Bill McFarland	Vice President	Lynn Zumwalt	Beach Commissioner
Kamryn Morgan	Secretary/Treasurer	Rod Wilkinson	Dock Commissioner
Diane/Bill	Road Commissioner	Jerry Benett	Bridge Commissioner

Members present include Tom and Cheri Sweetenam, Nancy Benson, Pat Richmond and Patty Meyer

Kamryn Morgan made a **MOTION** to approve the June 5<sup>th</sup>, 2019 draft meeting minutes as written and posted to the Island website. Bill McFarland seconded the motion, passing unanimously.

Member Comments: Patty Meyer mentioned that while on her daily walks, she feels threatened by a members vicious/barking dog and requested a Board member speak to the owners about controlling the animal better. Two Board members stated that have actually spoken to the homeowners about it previously and the Board requested Janet to send the owners a written letter, so the complaint is documented. Another vicious/barking dog letter was requested to be sent to another homeowner just putting them on notice that their animal is scaring some people and to make sure it stays in their yard.

Nancy Benson asked the Board to address the increased speeding issue on the island, she noticed its mostly contractors and/or visitors that do not mind our 15 MPH speed limit. The Board is requesting all owners to remind their guests (contractors, friends, family, etc) to please mind the speed limit as we have a lot of extra foot and recreational traffic on the Island this summer. Cheri Swettenam asked why there were "no parking" signs at the south end of the island and the dock lot where overflow parking is allowed and encouraged. The signs were put up during landscaping efforts by volunteers and will be removed by a Board member as those areas are designated for temporary overflow parking.

Pat Richmond made the Board aware of some property damage (drain and shrug) done to their lot and in the right of way between their home and the fire lane by Mason County Garbage. Larger trucks are using the fire lane as an actual road for services instead of Treasure Island Drive. Pat contacted MCG with a bid of \$120 to fix the damage, Diane will also follow up with MCG's manager to make sure damages are fixed at their expense. The Board will discuss adding some signage to the middle road entrance(s) at the next meeting in October.

#### Financial Report- Janet Biggs

- Balance Sheet 07/31/2019: Total Assets **\$845,743.62**
  - General O&M Fund balance: \$97,766.90
  - Reserves/ARF: \$552,615.56
  - Special Assessment: \$195,361.16
- Loan Pay Down 07/31/2019:
  - \$544,075.18
- Comparison 07/31/2019:
  - Payroll expenses are starting to increase.
  - Dock insurance increased.
- Delinquent Account Status 07/31/2019:
  - None out of the ordinary.

#### Old Business:

- Maintenance Tools/Inventory List: ongoing- ongoing. The Board needs to document all current Island maintenance tools and provide it to Mason County to meet Personal Property requirements.
- Review maintenance contract for security system/cameras: we received a maintenance contract bid for \$3,000 which covered all necessary system maintenance. The Board declined the contract earlier in the year however there was a recent power surge from a storm and caused the system quite a bit of damage, over \$3,000 worth. The Board will discuss the contract

again as it would have paid for itself after the last damage. The bridge camera needed to be replaced as well as a new DVR purchased due to the surge. It is noted that the webcam that is linked to the TICC website is not working and will be fixed soon. The Board will discuss this at an upcoming workshop.

- Seal coat/finish work: work will presume around the 13<sup>th</sup> of the month for a couple days. The speed bumps will be repainted and small repairs around the Island, weather dependent. Asphalt Solutions has been paid in full for their work, this last piece is to complete their obligations and give a few estimates around the island for repairs.
- Water System Update: nothing new to report from the Annual Meeting in July. We are waiting on the health department to review the water system plan and make any recommendations. Once Dan/TICC has received the approval from the health department, he will go out and request bids for construction.
- Bylaw Amendments- Diane presented some changes to the Bylaws that were reviewed and submitted by the Island attorney, Zach Edwards. The Board will review the changes suggested prior to the next meeting and have a formal discussion. If the Board agrees to the changes suggested by Zach, then the Membership would need to vote at a special meeting and would require 2/3's approval to pass the amendments. Note there was a law change in July 2018 regarding budgets which is what drove some of the changes the Board is reviewing.

#### **New Business:**

- Paid Minute Taker- the Board discussed hiring an actual minutes taker due to Kamryn/Secretary having to travel monthly for work obligations. During the annual meeting in July there were two members that volunteered to fill in if Kamryn was unavailable. The Board decided to use a volunteer instead of paying a note taker. Kamryn will reach out to the volunteers and provide upcoming conflicting dates to make sure a secretary is present.
- Member Request from Annual Meeting-Restrict Fireworks on TICC: The Board discussed this and agreed there are already firework guidelines set by Mason County (approved firework dates/times were noted in the annual meeting packet) and if any member is bothered by fireworks outside of those Mason County approved dates/times, please call the **MC Non-Emergency phone number to report the disturbance: 360-426-4441**
- Memorial Bench Request: The Bennett Family would like to pursue a memorial bench for a family member to be placed on Island property (location to be determined). Janet will contact the family and make suggestions on how to proceed and the Board will review at a later meeting.
- Board Members Bio/Photo added to the website: Rod Wilkinson suggested that each board member write a small bio about themselves and provide a photo to add to the TICC website. Rod will do some research on other websites and provide examples to the Board by the October meeting for further discussion and approval.
- Board Email Addresses: all current Board members email addresses are now posted to the website.
- Island common area clean up: the Island hired a crew to come in and do some shrub and overgrowth cleanup to common areas including the hill unto the island and the beach/dock lots. Steve Bright will be hired before the fall and rain to clean out the ditches around the island. Estimated cost \$4,000 to complete and is approved in the budget.
- Bridge Lighting: Jerry Bennett has been doing some testing on the lights on the bridge to determine how to minimize the glare at night from the lights. The Board does not want to get rid of the year-round lights but would like to reduce the glare they cause. More information from Jerry's testing and suggestions will be provided at the next meeting.
- Fog line on bridge: the fog lines need to be repainted soon, Janet will call for bids and made suggestions at the next meeting.
- Departing Board Member Gifts: Rod suggested to customize coffee mugs for departing Board Members to thank them for their service. He presented a photo from an online website which included the Board Member's name and date of term. Rod suggested Jack Morgan and Ken Sanberg receive the first "thank you" mugs. This is by donation only and will not be paid for out of the budget.
- Island trees: there are four new trees that were deemed dangerous and Diane received a \$4,000 bid from one new tree removal company and a \$1,600 bid from Andy Brand who has worked on the island before. It was agreed that Andy will do the work for \$1,600. There is a Madrona on the south end of the Island that will be removed along with three other trees at the top of the hill coming onto the island.

#### **Commissioner Reports:**

- **Dock-** Former Dock Commissioner Bill turned all responsibilities over to new commissioner Rod on 07/29. Rod reviewed a lease for the dock that expires this year and made a MOTION to approve renewing and signing a new 12 year lease with the DNR and encompassing tide lands under the dock. Bill seconded the motion and it passed unanimously. Rod noted that by 2031, it is required that the pilings be replaced There was a question on whether the pilings on just the dock needed to be replaced or the gangway pilings too, Rod will clarify. Rod suggested that when the pilings are replaced, the entire gangway is replaced too because it's pretty worn out and we are unable to paint it. This replacement project will need to be added to the reserve study and it was noted the budget for the dock increased due to newly required signage at the dock and lease insurance.

- **Bridge-** the lights on the bridge are causing some complaints about their glare. Jerry is currently testing three different positions of the lights to see which one best eliminates the glare. He will continue his testing and will report back to the Board in October.
- **Beach-** the fence near the parking area has been damaged and caution-taped off. Lynn will propose replacement options at the next meeting. It has been noted that dog poop bags are being deposited into the port-o-potty instead of the garbage cans. Members and guests: please dispose of dog waste properly as to not make more work for others.
- **Roads-** Asphalt Solutions will be on the island the week of August 13<sup>th</sup> to complete work.
- **Island Watch-** no unusual issues reported on or around the 4<sup>th</sup> of July, thank you to the TICC community for being responsible during the holiday celebrations. If there are any issues, please report them to the Mason County Non-Emergency line: **360-426-4441**
- **Water-** Testing reported normal for the Island, second quarter readings will be done soon. Dan explained the water usage report and has been/will be making calls to lot owners that are showing excessive water use to check for leaks.

Janet made mention that our Directors and Officers insurance will need to be renewed in October. She suggested adding employment insurance and will discuss with the Board before the October meeting.

The Board meeting adjourned at 8:34 pm.

Minutes prepared by Kamryn Morgan