

Treasure Island Country Club Board of Directors Meeting

December 11, 2019

Meeting held at the Grapeview Fire Hall (450 East Grapeview Loop Road, Grapeview, WA)

Call to Order: President Diane McCoy called the meeting to order at 6:02 pm.

Roll Call:	Diane McCoy, President	Dan Doyle, Water Commissioner
	Bill McFarland, Vice President	Rod Wilkinson, Dock Commissioner
	Kamryn Morgan, Secretary	Jerry Bennett, Bridge Commissioner

Board members not present: Lynn Zumwalt

Members Present: Pat Richmond, Diana Bell, Kerstin Hilton

Also attending: Janet Biggs and Stephanie Hahn, Community Solutions

Janet requested to open the meeting introducing Stephanie as the new TICC manager through Community Solutions. Janet has taken a promotion with the company and will oversee the TICC turnover to Stephanie over the next few months. The Board thanked Janet for her services and work with our community over the last few years and presented her with a gift certificate.

Dan made a MOTION to approve the meeting minutes from October 2, 2019 as written, Diane seconded, and the motion passed unanimously.

Member comments: none

Rod made note that Board Member biographies and photo's have been added to the TICC website.

Financial reports- Janet Biggs

- Balance sheet as of 11/30/2019:
 - Total Assets = \$844,484.33
 - Reserves/ARF= \$552,260.81
 - General Fund balance= \$52,673.35
 - Bridge fund=\$239,550.17
- Bridge/Mutual of Omaha Note Payable= \$501,867.18
- Accounts Receivable= \$9,706.10

Janet suggested the Board close the Dock DC at Oly Fed (\$2,715.75). Diane and Bill will go to the bank and close the account within the week, funds will be deposited into the Operating Fund. The Board discussed the Budget Comparison sheet and noted a few lines that saw overages thus far:

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|---------------------------|-----------------|---------------------|-----------------------|
| • Insurance Expenses | Budget: \$9,958 | Actual: \$15,654.85 | *Related to the Dock |
| • Payroll/Maintenance | Budget: \$3,663 | Actual: \$4,959.10 | *Extra storm clean up |
| • Dock Expenses | Budget: \$675 | Actual: \$3,624.10 | *Piling Repairs |
| • Security Systems Maint. | Budget: \$500 | Actual: \$3,944.73 | *Storm damage |
| • Bridge Maint./Repairs | Budget: \$1,500 | Actual: \$11,067.70 | *Routine Inspection |

Old business:

- Maintenance tools/equipment that will need to be purchased and current inventory list: Rex has completed the inventory list and dollar values need to be assigned to a few items. Janet/Stephanie will submit the inventory list to the country.
- Water System Plan: Dan had a call with BKI on December 10th for a status update. Dan made it known that TICC would like a system update completion date of July 2020 which would mean getting contractors lined up by March 2020. A 5-6 week estimated construction time was suggested. Dan is awaiting more feedback.
- By-law amendments- Need to schedule meeting date to vote: ongoing, the Board will meet January 6, 2020 at a workshop to suggest changes and review before submitting changes to the Island attorney to review.
- Security camera maintenance contract: the Board reviewed maintenance contracts and decided on a basic plan which includes a 24 hour response time and a 10% discount on replacement or repair on equipment. The basic plan is \$296.07 monthly for 12 months. The contract needs a signature from Diane and Bill to accept.
- Bridge camera not operating- this has been fixed and is up and running again.

*Diane made a MOTION to amend the original agenda and add: Reader board discussion, this was seconded by Bill. Diane received bids on a few sizes but is gathering more information on what each would include and will provide a more detailed description at the February meeting. The Board approved a \$2,500 budget for a reader board.

New Business:

- Holiday lights- Jerry, Rod and Rex put up holiday lights on the Island this year. Rod suggested a committee be formed in October 2020 to discuss holiday lights for the upcoming holiday.
- Vacant home/90 E TI Drive: this home was foreclosed on eight months ago and the “reception period” will expire on December 26th, 2019 and the attorneys representing the Ditech (the lender who purchased the house at the foreclosure sales) said they were going to put the house on the market to sell after December 26th, 2019.
- Boat parked on road at 720 E TI Drive: the Board requested a letter be sent to the homeowners to remove the boat as it is blocking part of the road and has been in the 72 hour non-movement violation for a while. Janet/Stephanie will send letter.

Commissioner Reports:

- Dock- Rod reported that he winterized the dock area on October 11th which included turning the water off and stowed the hoses in the pump house. The gate to the dock will remain open for the winter and not locked. Rod wanted to remind the membership that the dock lot is not a storage area during the winter for personal items. Rod would also like to redesign the boaters log book which may include logging trailers/boats stored in the top lot not just on the dock.
- Bridge- Jerry reported there are some chipped base plates on the bridge but verified with the engineering firm that they are cosmetic only and do not need to be repaired at this time. Jerry will request documentation from the engineering firm to keep on file. The storm drains will need to be cleaned soon, this is a \$3,800 fee.
- Beach- Lynn is absent but update provided by Diane which included the addition of a “haul it in/haul it out” sign at the beach.
- Roads- Diane and Bill suggested getting ride of the grass on both sides of the road when coming onto the island, the grass continues to be damaged when cars pull off to the side. Diane would like to see gravel added. Further discuss on this at a later meeting. The ditches around the island look good, the Board would like to remind the members to check their own property areas and

see if anything needs to be cleaned up. The speed bumps around the island are chipping and will need to be repainted after winter. The Board would like to research other paints to use that may hold up better.

- Island watch- nothing to report. If you see anything, please call the non-emergency number FIRST!
- Water-Dan provided information on the following:
 - The Satellite Service Agreement between TICC and PUD 1 for a 24 month term was signed per the terms discussed at the October 2nd, 2019 meeting.
 - The 3Q2019 water usage report and meter readings were received in October 2019. Dan provided an analysis of the usage of the 3Q2019 compared to the previous four quarters. The report showed the top 20 properties in high usage and those properties represented over 40% of total water usage for this quarter.
 - *Dan made contact with the two highest users to discuss possible leaks, leaks were found and have been addressed.
 - PUD 1 update shows there was a routine Coliform Bacteria report for October/November and everything was satisfactory.

The Board meeting adjourned at 7:56 pm.

Minutes prepared by Kamryn Morgan.