

Treasure Island Country Club Board of Directors Meeting

June 5, 2019

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

Call to Order: President Jack Morgan called the Meeting to order at 6:01pm.

Director Bill McFarland led the Pledge of Allegiance to the Flag

Roll Call: Jack Morgan, President Dan Doyle, Director & Water Commissioner
Diane McCoy, Vice President Bill McFarland, Director & Dock Commissioner
Lynn Zumwalt, Director & Beach
Commissioner

Board members absent: Kamryn Morgan, Ken Sanberg

Members Present: Tom & Cheri Swettenam, Nancy Benson, Pat Richmond, Clyde Zumwalt

Also attending: Janet Biggs, Community Solutions

President Jack announced he was resigning as President and from the Board of Directors and exited the meeting.

Vice President Diane assumed the leadership of the meeting.

A motion was made, seconded to approve the minutes of the February 21, 2019 and April 15, 2019 as amended to state that Dan, Bill and Diane visited two Union water systems and Dan visited the Trails End water System. Approved 4-0

Member comments: Request for member to trim the bushes on easement property at 831 that are hanging over the road and impairing sight. It was agreed that Janet would contact the owner of the property with the bushes and member would be informed of result and action. Further questions were raised regarding the need for more clean up along the road ways and the ditches. Questions were asked about the amount of time the maintenance person was working and seemed like not enough to keep up with the needed general maintenance. The Board indicated the need for more funds is being addressed in the proposed budget for 2020. In discussing who the maintenance person reports to, the Board agreed reporting would be through Director Bill.

Financial reports- Janet Biggs

- Balance sheet as of 5/31/2019: Total Assets = \$6,370,206.32; Total Long term liabilities=\$591,552.58; Total equity= \$5,775,009.81
- Reserves/ARF= \$579,722.02; General Fund balance= \$91,492.60; Bridge fund=\$200,160.66
- Bridge/Mutual of Omaha Note Payable= \$591,552.58
- Year to date income statement budget to actual variance = (\$4,895.19) or 7.96%
- Budget variance due to : significant increase in insurance, dock expense, bridge maintenance, maintenance payroll due to storm cleanup and legal expense.
- Delinquency payments in good shape with less than \$3,000 and Board agreed to waive late fee for one new member as the mailing address was incorrect.

Old business:

- DNR Aquatics update (new fees and requirements)-lease agreement to be complete in August: 1) annual fee from \$119 to \$549 per year; 2) Security deposit from \$2,500 to \$12,000 or bond 3) new signage required for no wake, etc 4) wood pilings must be replaced by 2031 5) dock lighting requirements 6) nearest pumping station must be displayed
- Potential for reader board----Diane gathering info for 2020 budget consideration
- Short term Rentals and problems---Diane provided the Board info from our attorney regarding Plat Restrictions #6, info on Ross v. Bennett court decision. Following lengthy discussion a motion was made: Propose a By Law change to state “usage of TICC property to members, family members and guests accompanied by members”. TICC attorney to provide appropriate wording for Board review and for annual membership voting. Motion carries: 4-0
- Property damage at the east end of the bridge. Board asked Dan to obtain a bid to remove sod in question at this location and replace with stones and go forward with billing the driver for the cost of signs damaged and replaced.
- Maintenance equipment/tools needed. Board recommended the expense be placed in 2020 budget. Inventory list of current equipment. Ken to provide.
- Property conditions at 1681. Dan and attorney represented TICC regarding Personal Representative for the estate and judge ruled Dwayne Pryor would assume the role of Personal Representative.
- Derelict/damage of home and sighting of rats. Exterminator truck seen near property. Owner to be notified of needed action.
- July 4th Security Plan. July 3 : 10:00pm- 2:00am ; July 4: 1:00pm-2:00am ; July 5 : 10:00pm- 2:00am
- Additional insulation in pump house. Board concluded not necessary at this time.
- Water System Plan. Unrelated to the Booster Pump project, Dan was informed by PUD 1 we may need to submit a current Water System Supply which are now required every 5 years. An estimate cost could be approximately \$30,000 from operating funds. Dan is researching with our new engineer firm Brown & Kaysar to see if this is a requirement at this time and if it will need to be added to 2020 budget.

New Business:

- Discuss regarding hiring a paid minute taker for Board meetings. Board concluded to wait until the new Board is elected in July 2019 to see if there is a willing person to serve as Secretary and provide minute taking for TICC.
- Discussion of accounting for sale proceeds of the TICC tractor. Following lengthy discussion a motion was made, seconded and approved that it was inappropriate to deposit the funds in the Asset Replacement account and should be transferred to the Operations Account. 4-0
- Regarding members proxies and method of voting, a motion was made, seconded that the By Laws be changed to provide for Directed Proxies to be voted and delivered timely by US Mail, in person or through other means of delivery. TICC attorney to provide appropriate language and work with Board prior to changes being sent to members for voting at annual meeting.
- The Board had a lengthy discussion regarding the changes to the law regarding membership requirements of approval process of annual Budget. The Board discussed the draft budget suggesting changes necessary to operating TICC in a prudent and safe manner. Some of the items discussed were increase expense for insurance, DNR lease increase, PUD 1 new contract expense, improved maintenance, reader board, lawn mower, etc. A motion was made and seconded increasing the annual fees by \$60 (\$50 to operations and \$10 to Asset Replacement)

and change billing to semi annual with the option also pay on an annual basis. Motion approved 4-0

- A request was received to provide \$150 from our current budget for flowers at the south end of the island. Request was approved. 4-0
- The Agenda for the annual meeting was discussed and approved. 4-0
- There was a discussion of the number of open Board seats due to terming of some members and resignations of open positions. There will be three positions for 3 years and one position for one year available at the annual meeting. Janet was asked to send a notification to all members to seek interest in running for open Board seats.
- Diane agreed to determine the current status and coordinator for the 4th of July Parade.

Commissioner Reports:

- Dock- Bill reported on the current status of DNR as noted under old business; sign is up for no-life guard on duty/no swimming at dock; tires remove from dock pilings and Piling Rollers installed; non-skid placed on ramp to dock; water hose replaced at dock
- Bridge- Ken. No report
- Beach- Lynn. Beach area has been cleaned up.
- Roads- Interior/fire road has been graded.
- Island watch- Cameras have been repaired and operational.
- Water-Dan. Following reports were distributed to the Board: Asbestos Report, Coliform Bacteria report will be completed in June, 2018 Consumer Confidence Report, 2018 Water Use Efficiency report submitted to Department of Health and the first quarter meter reading was complete. Dan provided an analysis of the top 20 property users of water indentifying the largest users and showing the average gallons used for 1Q2019 was 4,722 gallons with 198 properties using water and 28 properties using no water. Dan did indicate some of his research is different than the PUD 1 reports so he will be discussing with them to be able to track possible leakage in the system.

The Board meeting adjourned at 8:30pm.

Minutes prepared by Dan Doyle.