

Treasure Island Country Club

February 7, 2024 at 7PM

The meeting was held via Horton Community Center and Zoom Meeting

<https://us06web.zoom.us/j/89043996578>

Meeting Minutes

Call to Order: President Aaron Howard called the meeting to order at 7:00 PM.

Roll Call:

Aaron Howard	President	Rick Buran	Bridge/Roads Commissioner
Darci Russell	Vice-President/Beach Commissioner	Jim Horton	Dock Commissioner
Kerstin Hilton	Secretary	Joe Ragucci	Water Commissioner
Sarah Voss	Treasurer		

Also Attending:

Kylee Giovannini - HOA Community Solutions

Members Attending (in-person and Zoom):

Diana Bell/Terry Chew	Dan Downey	Dianna Scott
Jerry Bennett	Jim Holman	Tom Swettenam
Barbara Bruemmer	Linda McCarthy	Karen Weber
Gail Carbajal	Kate Owen	Rod Wilkinson

Welcome and Opening Remarks by President

Approval of December 6, 2023 Meeting Minutes - Rick moved to accept the minutes of the Dec 6, 2023 meeting. Sarah seconded the motion. Motion passed unanimously.

Financial Report - Sarah Voss

- Balance Sheet as of 12/31/2023
 - Operating account balance \$50,711.76
 - Operating CD balance \$87,041.77

Sarah questioned the Operating account balance. Kylee Giovannini will check to see if it includes the ICS account and report back to Sarah Voss.

- ARF accounts \$514,471.51
- Bridge accounts \$3,649.46

Total Bank Balance \$654,314.50

- Delinquent accounts as of 12/31/2023.
 - 60-89 days delinquent accounts owe a total of \$3,711.90.
 - 90 days delinquent accounts owe a total of \$101.94.
 - Over 120 days delinquent, owe a total of \$5,428.85.

- CDAR – 5666 Maturing 2/15 in the amount of \$147,782.05

Motion was made by Aaron, seconded by Sarah to roll the maturing CD from account 5666 in the amount of \$147,782.05 into a 12-month CD at 4 ½% with Alliance Bank. Motion passed unanimously. Kylee will handle the transaction. Kylee will also prepare a list of our CDs, with their expiration dates, and forward the information to Sarah. Thank you Kylee.

Commissioner Reports - Reports are attached. See below for additional comments.

- **Beach** – Darci Russell
Joe Ragucci has worked up an informational sign for beach guidelines and boundaries. He will have a sign made and installed. Additional signs may be considered for other common areas on the island.
- **Bridge** – Rick Buran
Additionally, Rick moved a bollard on the bridge and added reflective tape per a request at the December 2023 board meeting.
- **Dock** - James Horton
Jim also reported that a ramp will need to be installed between the dock and land for a smooth transition. He is working with Marine Floats on a solution.
- **Roads** – Rick Buran
Members are advised to keep their culverts clean of debris so water drains.
- **Water** – Joe Ragucci
Board approved to move forward with getting key pad locks for all pump houses and booter pump. Sarah will follow up.
Sarah reminds us that it has been little rain this winter and encourages water conservation. It is expected to be a dry summer.

Old Business:

- Membership directory plan (See Communications Committee Report)

New Business and Member Comments:

- Board recruiting to replace Kerstin and Jim whose terms are up in July, 2024. Members are encouraged to consider being a board member and/or help recruit others. Anyone interested in board membership may contact a current board member to learn more.
- Board approval for Bridge inspection
Rick received bids from bridge inspectors recommended accepting the Sargent bid. Sarah made a motion to go with their bid, Kerstin seconded the motion. Motion passed unanimously.
- Beach Path ADA plan – See Beach Report by Darci.
- Annual meeting (July 13, 2024) – Time is changed to 10:30 AM.
- December board meeting date is moved to December 14, 2024 due to a scheduling conflict at the Horton Center.
- Website – Aaron was given board approval to get a proposal for an updated website.

Committee Reports:

- Communications – Jim Holman, chair
The committee is in the beginning phase of developing a directory. Jim is asking for volunteers and member input.
- Events – Darci Russell, Dianna Scott co-chair

Events are being planned for June, July and August. Details will be communicated by blast email, the readerboard, a new Facebook page and What'sAp. Dianna Scott will set up a Facebook page and Darci will start a What'sAp group.

- South End Park Committee (SEP) –Kate Owen, chair
Motion was made, seconded, passed and rescinded to change the name of South End Park to Island Park. Member Karen Weber intervened and suggested a name that better reflects our island. (YAY!) Kate Owen will develop a survey with name suggestions allowing all members to participate in choosing the new name.
A potluck will be held at Karen's home (next to the park) following the annual meeting. All are invited! Watch for more details about a spring planting party to add shrubs at the park.
- Short Term Rentals – Darci Russell, chair
Darci is working with of group of 4-5 members, forming guidelines for short term rental guests. It was suggested the committee also discuss liability insurance.

The Board meeting was adjourned at 8:37 PM.

The next board meeting is April 3, 2024 at the Horton Community Center and Zoom.

Minutes written by Secretary, Kerstin Hilton.

COMMISSIONER REPORTS – February 2024

Beach Commissioner Report – Darci Russell

We are currently getting bids on installing a new railing for the beach path. As Spring approaches, we will begin assessing where we want sprinklers and map out a plan for installation. Depending on the cost of the sprinkler system and our budget, this project will most likely be done in phases. Work will be done by volunteers on the island who have experience in sprinkler installation. We are also working on new signage for the beach including information on the area, quiet hours and physical boundaries of the beach so neighbor's property will be respected. The overall goal this year is to continue to make improvements so the beach is a beautiful place to come and relax.

Bridge Commissioner Report – Rick Buran

Bridge is in good working order, received bid for inspection, still waiting for bid to paint support piers, moved west end bollard in one foot and added reflective stripes.

Dock Commissioner Report – Jim Horton

Our HOA has been very slow cutting a \$3000 deposit check. Fault also lies partially with our contractor for a delay in sending a W9. Or more specifically his help - I believe his wife in this case.

HOA did prepare and mail a check on Jan 22. However it was prepared for an incorrect amount. We requested a \$3000 check as an advanced deposit. HOA prepared and mailed a check in the amount of \$9431.83 - the full invoice amount to include sales tax.

I have informed Tyler, our contractor, of the mistake. I suspect this will be the first time he has been paid in full in advance. I'm confident we will have a nice cable railing sometime in February

I have asked Sarah to inquire of our HOA how such a mistake could be made.

Roads Commissioner Report – Rick Buran

Roads are serviceable, still waiting for Dave Parker to do the center gravel road, fill potholes, grade, etc.

Water Commissioner Report – Joe Ragucci

Greetings and Happy New,

As we all know winter is upon us in full force, the low temperatures remind us that our pipes, hose bibs and hoses should be winterized. All well houses currently have portable space heaters turned on to prevent freezing until the possibility of cold weather has passed.

Several goals have been identified to be worked on this spring they are as follows:

Add Thermostatically controlled unit heaters to the well houses; make corrections to the electrical installation in well house #1; perform preventive maintenance to the booster pump system; rekey all facility building locks to a single key core; add ventilation to the booster pump house.

The latest site visit report from NWWS dated 12-28-2023 report conditions as good with a negative coliform test.

There was a report of the generators running all day on January 14 this prompted an after hours service call to NWWS that found the generators off and system pumps functioning as expected.

As a reminder the generators at both well houses are exercised weekly on Mondays between 11:30 am to 12 noon.

In closing a Haiku

Aquifer so deep
Precious untreated water
Delightful to drink

This concludes the February 2024 Water commissioners Report