

## TREASURE ISLAND COUNTRY CLUB

**MINUTES OF THE BOARD OF TRUSTEES MEETING held February 1, 2014**, at the Grapeview Firehall/Horton Community Center, 4350 East Grapeview Loop Road, Grapeview, WA. The meeting was opened at 8:30AM by Vice President Larry Grumme and attended by Linda Pryor, Roger Hansen, Ken Sanberg, David Madson and Rick Buran; Mike Croke was absent. Also attending were members Daryl Axelson, Marilee Bittner-Fawcett, Beth Brooks, Ed Lucas, and Jack McLaughlan

### MINUTES

**MOTION** to approve the Minutes of the October 29, 2013 Special Board Meeting as written was made by David Madson, seconded by Ken Sanberg and passed.

**MOTION** to approve the Minutes of the December 14, 2013 Board Meeting as written was made by David Madson, seconded by Rick Buran and passed.

### FINANCIAL REPORT

The Trustees reviewed the Cash Flow Report dated January 31, 2014. An update on the foreclosure decree against the one lot remaining in collections was provided. It was agreed that the attorney's counsel should be sought to clarify the procedure for selling the foreclosed property to satisfy the member's debt. The Budget and Actual Expense Report from July 1, 2013 to date was reviewed. **MOTION** to accept the Financial Report was made by Roger Hansen, seconded by Larry Grumme and passed. • Two estimates of \$10,000 were received for the 2013 financial audit. Larry Grumme, Roger Hansen, and Linda Pryor attended a meeting with the Association's current CPA, Larry Hurley of Hurley William & Cook PS, Bremerton, to discuss expectations and deliverables that would result from the audit. The fee for the 2013 audit will not exceed \$10,000. Additionally, the CPA estimated a range of \$2,000 to \$5,000 to audit financial records pertaining to the bridge project and to prepare a report to close out the financials for the bridge replacement. It was suggested that the expense for the additional financial services that pertain to the bridge be paid for with funds from the balance that remains available from the bridge loan.

**MOTION** to authorize Larry Grumme to sign an engagement letter with Hurley, William & Cook for the 2013 financial audit not to exceed \$10,000 and additional services not to exceed \$5,000 was made by Roger Hansen, seconded by David Madson and passed.

### COMMISSIONER REPORTS

**WATER** – Commissioner Larry Grumme reported the coliform test for January was negative. Water usage for the month of December was almost double the average for the previous six years. All of the meters that had been installed on service connections were read on January 1st and it was determined that three lots accounted for ¼ of the water pumped during the last quarter of 2013. Two of the homeowners found and repaired leaks on their properties and the third was excessive usage. While installing a meter later in January, another significant leak was discovered; the water was shut off and the (non-resident) homeowner was notified. • Fifteen meters were installed during the months of December and January; an additional twenty-four meters and hardware were purchased to be installed during this fiscal year. • An air/vacuum relief valve was installed by employees in December; total cost for materials and labor was \$1,117.09. • A Questionnaire to identify potential cross connections was sent to all property owners and 202 responses have been received; Linda Pryor will be sending second notices to the members who have not responded. • A meeting was held January 10th with Warren Perkins of Gray & Osborne to review the final draft of the 20 Year Water System Renovation Plan. **MOTION** to authorize Gray & Osborne to finalize the report was made by Linda Pryor, seconded by Roger Hansen and passed. • A leak in the main line on the center road was suspected in the vicinity of lot #191 and was investigated by Water System employees, but not found. Leak Finders West did a thorough investigation and no leaks were indicated; he used dowsing rods to track water flow up the hill from where water was gathering and determined there was an underground spring uphill from that location at the northern edge of the access road. There was no charge for this service as no leaks were found.

**BRIDGE** – Commissioner Roger Hansen reported the maintenance agreement with Mason

County for the bridge's storm water filtration system requires that the filters be inspected every year and he will pursue getting a proposal for the inspection. • The brackets to secure the drain pipe extension to the abutment

wall at the east end of the bridge were delivered and installed by Rick. • Roger will request an updated contract from Garden Gate Nursery for landscape maintenance at the bridge approaches, planters, and cleaning the roadway surface.

ROADS – Commissioner Rick Buran reported cleaning out drains and culverts that were blocked after the heavy rains. He has created and maintained a trough on the west side of well site #2 that is working well to direct stormwater to the drainage box instead of flooding over the roadway. • He spoke to a property owner about a large pile of logging debris and was told that the slash pile will be removed before it becomes a fire hazard.

DOCK – Commissioner Ken Sanberg reported there had been no problems at the dock facility. • He noted upcoming projects that will need attention include finishing painting the gangway railing and checking the condition of the rails; two trees on the north side of the paved access need to be removed to prevent root damage to the pavement.

BEACH – Commissioner David Madson reported the picnic shelter roof is in need of repair and suggested replacing the asphalt shingles with metal roofing. Rick will get a cost estimate for the roofing; he will also get an estimate for metal roofing for the well houses.

SECURITY – Commissioner David Madson reported the security surveillance cameras are working properly and the project is completed. With consideration for the time it took Tyco to complete the project due to problems they encountered, he suggested that the contract be paid in three increments at thirty day intervals instead of a lump sum payment. **MOTION** to authorize David to negotiate with Tyco for payment in increments over a ninety day period was made by Roger Hansen, seconded by Rick Buran and passed.

#### OLD BUSINESS

Member Beth Brooks presented research she had gathered regarding the common property line between the Association's road right-of-way and the south side of Tract A. She questioned the results of surveys that indicate the southeast corner of the existing cabin is on island property. The Trustees suggested that she could hire a surveyor and compare results.

It was noted that the Trustees had previously suggested entering into a property line agreement that would acknowledge the encroachment of the structure and state that no adverse action would be taken by the Association. It was agreed that the attorney should be consulted to be sure the Trustees are authorized to take that action.

The Trustees reviewed models of Dog Waste Stations and favored a model that consisted of a bag dispenser only. **MOTION** to purchase three stations at a cost of \$119 each was made by Roger Hansen, seconded by David Madson and passed.

#### NEW BUSINESS

A request was received from a Raft Island member for information regarding how the special assessment for the bridge was instituted; it was suggested that their Board President be contacted.

#### ADJOURNMENT

Larry Grumme adjourned the meeting at 11:55 AM.

Linda Pryor  
Secretary/Treasurer