

Treasure Island Country Club
April 5, 2023 at 7PM
Meeting held In-Person at Horton Community Center & Zoom
Meeting Minutes

Call to Order: President Diane McCoy called the meeting to order at 7:05 PM.

Roll Call:

Diane McCoy	President/Roads	James Horton	Dock Commissioner
Patty Mayer	Vice President/Beach	Dan Downey	Bridge Commissioner
Kerstin Hilton	Secretary	Aaron Howard	Treasurer
Sarah Voss	Water Commissioner		

Also Attending:

Janet Biggs, Jennifer Csonka - HOA Community Solutions

Members Attending (in-person and Zoom)

Brenda Bauman	Jody & Larry Grumme	Don Mayer
Diana Bell	Dane & Jim Holman	Linda McCarthy
Nancy Benson	Phillip Jones	Pat Richardson
Judy Carter	Donna Kelley	Tom Swettenam
Rick Davis	Betty Lewis	Rod Wilkinson
Dan Doyle	JuleAnn & Lowell Magugh	

Sarah moved to accept the minutes from the February 1, 2023 board meeting. Patty seconded the motion. Motion passed.

Financial Report- As of 3/31/23 – Reports attached

- Balance sheet as of 03/31/23
 - O&M Account \$243,601.49
 - ARF Accounts \$720,874.38
 - Bridge Accounts \$18,520.41
 - Total bank balances: \$982,996.28**
- Delinquent accounts- As of 03/31/23
 - 60-89 days delinquent accounts owe a total of \$5,888.62
 - 90 days delinquent accounts owe a total of \$80.17
 - Over 120 days delinquent, owe a total of \$1,941.36

Commissioner Reports- Reports attached

- **Dock-** James Horton
- **Bridge-** Dan Downey
Membership expressed a desire to keep live plants in the planters. A blast email will go out requesting membership suggestions of how to plant and care for them. All suggestions are due by 5/15/23.
- **Beach-** Patty Mayer

In addition to the attached report, Patty shared new information about a replacement handrail. Expected costs far exceed available funds. Members present advocated for volunteer labor. No plan was identified.

- **Roads**-Diane McCoy
- **Water**- Sarah Voss

Committee Reports-

- **Island Watch**- Diane McCoy reported there are no current issues.

Old Business:

- Board has been working on the 2024 budget.
- Reserve study-in progress, information was sent to Cedcore for Asset Replacement budgeting.

New Business:

- Modify use of utility lane. Large trucks, including garbage service, contribute wear to the gravel road. Ideas were shared to reduce the number of times garbage and recycling trucks drive island roads to make their pickups. No plan was identified.
- Bergs are moving a house from lot 930 to lot 921.
- CD renewal. Two certificate of deposits come due April 20, 2023. One CD is for \$100,445.44 and the other is \$50,224.73. Sarah made a motion to renew both CDs for 12 months. Aaron seconded the motion. Motion passed.
- Aaron Howard has asked that the website be corrected. He was elected to a 3-year term and intends to remain on the board.

Member Comments:

Discussion about the upcoming community forum informational meeting scheduled for 4/15/23. Meeting will be in-person at the Horton Community Center and on Zoom.

A member requested help from the Board pertaining to dog that has been defecating in Common Areas. Contact the Board by email with specifics of the situation.

Kerstin made a motion to adjourn the meeting. Jim seconded the meeting. Motion passed. Meeting adjourned at 8:57PM.

Community forum informational meeting: April 25, 2023 (in-person and Zoom)

Next board meeting: June 7, 2023 (in-person and Zoom)

Minutes written by Secretary, Kerstin Hilton.

COMMISSIONER REPORTS

Beach Commissioner Report – Patty Mayer

Currently there is a leak in the water line to the Cabana faucet. A new line will be installed. Sarah Voss / water commissioner will provide an update in the water report.

Handrail bids:

On March 24, TruFab metal fabricators / Shelton, met me at the beach to discuss installing a handrail along the south path from the parking lot to the Cabana, approximately 30'.

Previously there was a plumbing pipe attached to the trees as a handrail & several members have expressed a need for a handrail.

A metal fabricator from Lacey has expressed interest in the project & will schedule a site visit.

And a call to a wrought iron specialist declined the job.

Cabana drawings & a cost estimate from Jessfield have been filed in the TI records for future reference.

A cleanup work party will be scheduled after the leak is repaired,

Bridge Commissioner Report – Dan Downey

- Rusted bridge upper railing will be treated with a “cold galvanizing paint” beginning in the first week of April. Island residents are invited to pitch in for a painting party by calling or texting me at 206-459-2014, and I'll construct a list and keep you updated about dates.

- South guardrail and stone Island sign replaced / re-set in February, after a collision between them and an Amazon Prime van. Landscape light illuminating stone sign still inoperative.

- Board has discussed the stone planters on the bridge. Irrigation is hit-and-miss with current tube / drip system. What are the Island resident's thoughts about the planters and how to irrigate their contents or place fake trees or nothing in the planters?

- Financial: We paid off the Bridge loan! The loan issuer previously required earthquake insurance. With the loan paid off, the Board needs your input about whether the Bridge earthquake insurance (\$5M coverage, \$35,000 annual premium in 2023) is still valuable to the membership. This amounts to a per-lot premium of \$150 / yr. Covering big earthquake damage without insurance, however unlikely, would either require an enhanced Replacement Fund contribution annually - an amount more than an insurance policy premium, or a Special Assessment of a probable magnitude similar to the Assessment for the current bridge's original construction.

- Inspection / Preventative Maintenance: Last inspection in 2019 was a PASS, however repeat inspections every 3-5 years are best practice recommendations, including underwater inspection of the nearby seabed and involved pilings. Maintenance of groundwater catch basins has been set up for annual clean out by our President.

- Illumination: Edison light strings are showing their age. There are also hardwired low-output lights along the bridge span. We may be able to upgrade the current insufficient hardwired lights with, higher intensity marine grade LED light fixtures, with the advice and consent of the membership. Let me know your inspirations and thoughts.

Dock Commissioner Report – Jim Horton

A Zoom meeting was held March 14th to explain our request for approval of \$275,000 for Phase II of our dock piling & pier replacement project. The project was approved by a vote of 100 to 3. The total Phase II price included approximately \$20,000 for contingencies and replacement of the blue fence at the top of the bulkhead.

The building permit application for our project was signed March 17 and submitted, along with detailed engineering drawings, to Mason County. My hope is to receive our building permit by Memorial Day so Marine Floats can give us a construction start date sometime after Labor Day. Once we have that, we can go out for fencing quotes. Hopefully we will have new pilings, pier and fence before Thanksgiving.

Roads Commissioner Report – Diane McCoy

Slight change in what we will do first with the roads. The outer roads and the asphalt cover I'm told will last 10 years, of course we'll keep an eye on the outer road. But the inside road known as the Utility road needs repairs now. The members will get a notice well in advance before the excavating and new gravel is started.

Water Commissioner Report – Sarah Voss

In early March the water tower overflow pipe was flowing, which is not a normal occurrence. I called NWWWS emergency services, and they came out to assess the situation and shut down Well 2. This corrected the problem temporarily. Our service rep from NWWWS was out to the island by that following Thursday. We reviewed the tank, and wells, and concluded that there had been a communication glitch from our provider. All systems were reset, and the tower reservoir and wells are functioning properly.

NWWWS also repaired a small leak in one of the lines in the booster station.

Our monthly test for coliform bacteria analysis came back satisfactory.

March 22 was World Water Day, a date sponsored by the UN to encourage everyone to educate themselves on what they can do to protect their water.

Most of you should by now have received your annual Consumer Confidence Report for our TICC water system 2022. Please review the numbers, then say "darn, we have great water". Also be mindful of how to keep our great water through simple conservation (turning off the water when brushing your teeth) and thinking how to protect this great source we have (minimal dumping of unnatural stuff on the ground).

The beach water line developed a leak. It has been repaired with a new line and new hydrants.

I have received the water usage and broken meter report, I'm still reviewing but at least the meters were not broken, just off or stuck. I will have those who need to check their homes for leak notified soon.

Take a walk, breathe the spring air and smile at the new flowers. We made it another year.