

TREASURE ISLAND COUNTRY CLUB

**Treasure Island Country Club
Special Meeting Minutes
January 12, 2017**

Meeting held at the home of Larry Grumme (760 E Treasure Island Dr)

Board Members Present:

Dave Madson President

Larry Grumme Vice President

Kamryn Morgan Secretary/Treasurer

Ken Sanberg Bridge Commissioner

Dan Meddaugh Dock Commissioner

Tom Spaulding Road Commissioner (by phone)

Cheri Swettenam Beach Commissioner (by Phone)

The meeting was opened at 5:04 PM by President Dave Madson.

A **Motion** was made by Ken Sanberg to move the meeting into a closed, Executive Session to discuss potential violations of the governing documents of the association and/or matters involving the possible liability of an owner to the association (see [Article C.1/C.1.b attached](#)) by removing trees on community property. Motion seconded by Tom Spaulding. Motion passed.

Executive Session ended at 6:00 PM.

Special meeting reconvened at 6:01 PM.

A **Motion** was made by Cheri Swettenam to not move forward with sending out the letter regarding potential violations of the governing documents (see Article C.1/C.1.b) when trees were removed on common TICC property. The Motion was seconded by Ken Sanberg. The motion passed with a 5 to 2 vote; members Tom Spaulding, Cheri Swettenam, Ken Sanberg Dan Meddaugh and Kamryn Morgan voted in favor; Dave Madson and Larry Grumme voted against.

A **Motion** was made by Dan Meddaugh for Dan Meddaugh to bring a proposal to the board at the February 4th meeting stating what he'd like to do in the area where the Garry Oaks were taken down. The motion was seconded by Ken Sanberg. The motion was approved unanimously.

President Dave Madson adjourned the meeting at 6:34 PM.

Written by Secretary/Treasurer Kamryn Morgan.

Attachment

C. Club Property

C1. No member, resident or other person shall, without the approval of the Board:

a. Construct, install, alter, modify or remove any improvement situated on a Common Area or any Association easement;

b. Remove, add to or modify any plants, trees, rockery or other landscaping improvement on a Common Area or Association easement;

c. Obstruct or interfere with the Association, the Board, its agents, managers, employees or volunteers in the performance of any of their duties, including but not limited to Association maintenance, repair, replacement or improvement of Common Areas or Association easements.

C2. Members will be held responsible for damage they cause to Common Areas or Association easements, and members are responsible for their agents, tenants and guests.

C3. The discharge of fireworks is strictly prohibited on the following Common Areas: the boat dock and associated parking area, paved and unpaved (access/fire) roads, the bridge, all well (water) properties and the water tank property.

C4. No overnight camping on any Common area.

TREASURE ISLAND COUNTRY CLUB ENFORCEMENT POLICY WITH FINE & FEE SCHEDULE

All Lots and residents within the Treasure Island Country Club (the "Association") are subject to the Covenants recorded on March 17, 1954 under Mason County Recording No. 153315, and any amendments thereto ("CC&Rs"), Articles of Incorporation, Bylaws and Rules and Regulations of the Association, and any amendments thereto (together, the "Governing Documents"). Each Owner, and their guests and tenants, is required to comply strictly with the Governing Documents as they may be amended from time to time by the Association. Failure to comply may result in the issuance of fines, actions to recover sums due for damages or injunctive relief, or both, maintainable by the Board of Directors (the "Board") for the Association or by an aggrieved Owner on their own against the party failing to comply. Owners are responsible for ensuring their tenants and guests comply with the Governing Documents.

TREASURE ISLAND COUNTRY CLUB ENFORCEMENT POLICY WITH FINE & FEE SCHEDULE

A. Fine Schedule. If the Board receives information (such as a written complaint) suggesting that there has been a violation of the Governing Documents, the Board (or committee with authority to act for the Board or the Associations' managing agent), after reasonable inquiry into the circumstances surrounding the allegations, may propose a fine according to the following schedule:

1. First violation in any 60-day period: Warning Letter. A violation of the Association's governing documents will result in a written notice of violation warning that continuing or future violations will subject the Owner to fines as set forth below. Some situations may require immediate action on the part of the Owner, but unless otherwise stated in the Warning Letter, Owners will have thirty (30) days to correct the violation.
2. A second violation of the same or similar type or a violation not corrected within the time expressed in the warning letter shall be subject to a \$50.00 fine. The Owner will be sent a Violation Letter warning of the imposition of the fine.
3. Any Lot Owner receiving a Violation Letter may request a hearing before the Board in accordance with the procedures set out in section B below.
4. Continuing violations of the same or similar type or failure to take corrective action as set out in the Warning Letter, Violation Letter or other correspondence from the Board or its managing agent may be subject to weekly fines of up to \$100.00 per week until corrective action is taken.
5. All Warning Letters or Violation Letters will be sent to the Owner at the Lot address or alternate address previously given in writing by the Owner to the Secretary of the Association and may be sent by the Board, Association manager or attorney in accordance with the Governing Documents.
6. Owners are responsible for their guests, tenants, agents, contractors and invitees. If a non-owner occupant of a Lot is in violation of the Governing Documents, the Warning Letter, Violation Letter, or other notice will be sent to the Owner at the Lot address unless an alternative address has previously been given in writing to the secretary of the Association. The Lot Owner is responsible for notifying his or her tenants or occupants, for paying any fines and for taking corrective action.

D. Fines are Assessments. Owners shall be financially responsible for all fines, damages and other amounts assessed resulting from their own actions, and the actions of their tenants, guests or occupants. Fines imposed under this schedule constitute assessments and may be enforced as such, including the imposition of late fees and interest if authorized by law or the Governing Documents.