

TREASURE ISLAND COUNTRY CLUB

Treasure Island Country Club

October 7, 2017

Meeting held at the Grapeview Fire Hall (4350 East Grapeview Loop Road, Grapeview, WA)

Meeting Minutes

Call to Order: Vice President Diane McCoy called the meeting to order at 9:06 AM at the Grapeview Fire Hall.

Roll Call:

Jack Morgan - President (absent)

Diane McCoy - Vice President

Kamryn Morgan - Secretary/Treasurer

Tom Farmer - Water Commissioner

Bill McFarland - Dock/Beach Commissioner

Ken Sanberg - Bridge Commissioner

Members present: Gordon Godfrey/Rod Wilkinson/Barb McFarland/Pat Richmond/Nancy Benson/Morina Dustin/Tina Campbell/Patty Mayer/Tom Swettenham/Kim Henwood/Mila Spaulding

A **MOTION** was made by Tom Farmer to approve the meeting minutes from 08/5/2017 and seconded by Bill McFarland. Motion passed unanimously (Jack Morgan not present to vote).

Financial Report- Janet Biggs

- Balance Sheet 9/30/2017: Total Assets **\$737,420.40**
- o General O&M Fund balance: \$50,976.09
- o Reserves/ARF: \$499,969.98
- o Special Assessment: \$86,474.33
- o Bridge Loan: \$763,159.51
- Loan Paydown 09/30/2017
- o \$797,779.37
- Budget Comparison 09/30/2017
- o New budget started July 1, 2017, nothing out of the ordinary so far.
- Delinquent account status:
- o \$16k in past due accounts/late bridge payments; expected to be paid down first part of October. There is one account that is being handled with our lawyer, Barker-Martin and the owners have not responded to letters.

Old Business:

- Update on 1681 E TI Drive: the Board is still pursuing this very heavily with the guidance from a new Attorney, no further updates available at this time.

- Lot # A-1/2 property line dispute update: currently in the litigation process with lawyers.
- PUD #1 Water Satellite Management Agreement (SMA) update: The Board held a community meeting September 2, 2017 in conjunction with five people from PUD#1 at the Grapeview Fire Hall to understand the PUD's proposal for a Satellite Management Agreement with TICC and answer questions from the membership.
 - o Retirement of the TICC Water Ops. Manager and resignations from other key water maintenance personnel has led the new Board to pursue an outside management option to maintain our water system.
 - o> 2 year agreement with the PUD w/ review at 18 months and a 30 day cancellation policy.
 - o The SMA will cost the membership approximately \$4,100 per year in basic maintenance (required sampling and reporting to the State and meter readings) against a \$27k annual budget previously for Water Maintenance. There will be additional fees or Time and Material costs for such things as repairs, replacement, emergencies, etc.

AMOTION was made by Tom Farmer to affirm the Satellite Management Agreement with TICC and PUD#1 of Mason County as of October 6th, 2017. The motion was seconded by Bill McFarland and the Board voted unanimously to accept the motion (Jack Morgan not present to vote).

- Bollards on the bridge: It was noted by Bridge Commissioner Ken Sanberg that his intentions are to have the two planters (not bollards) on each end of the bridge relocated to somewhere around the island, the planters are making it difficult to maneuver around when entering and leaving the island with boats, RV's and construction vehicles.
- Camera(s) at the top of the hill: Bill McFarland is meeting with an electrician this week to schedule the installation of the power pole and can install the cameras immediately after.
- Relocate fire hydrant at 341 (Tingle residence): PUD#1 will be assessing the relocation of the fire hydrant in the upcoming week during their meter reading.

Review and potentially update current TICC Bylaws, would require Attorney to review: Ongoing with the Board, no changes have been made at this time.

- Discuss the validity of how the Rules and Regulations of TICC were presented and approved in 2016 : Ongoing with the Board, no changes have been made at this time.
- Workshop for all Board members to review job descriptions, By-laws, etc: Ongoing with the Board, no changes have been made at this time.

New Business:

- Water tank/system upgrade committee: A review of the water tank/system upgrades will take place over the next few months by Water Commissioner Tom Farmer and PUD#1. A full report/evaluation will be given at December's board meeting. Tom suggested a sub-committee be formed to work on this project with the PUD.

AMOTION was made by Tom Farmer to form a sub-committee made up of the President, Vice President and Water Commissioner to review seismic upgrade options and review 20 year maintenance plan. The motion was seconded by Bill McFarland and unanimously approved by the Board (Jack Morgan not present to vote).

- New Maintenance employees: Current TICC Maintenance Rick Buran has asked to transition out of maintenance but agreed to stay on to train the new hires. Rex Wallingford and Adam Bartlette submitted their interest for the position and both have been hired. The Board has established job descriptions for this position and will be reviewing those with the new hires.

AMOTION was made by Tom Farmer to hire Rex Wallingford and Adam Bartlette as maintenance employees of TICC. The motion was seconded by Ken Sanberg, motion passed unanimously (Jack Morgan not present to vote).

Rod Wilkinson, the TICC Water Quality/Analyst/Administrative Secretary submitted his resignation to the Board, effective November 6th, 2017.

A **MOTION** was made by Tom Farmer to accept Rod Wilkinson's resignation as of November 6, 2017, the motion was seconded by Bill McFarland and the motion passed unanimously (Jack Morgan not present to vote).

Rod has served on the TICC Water Department for 14+ years and the Board would like to give our **THANKS** to Rod for his service and dedication to our community. PUD#1 mentioned that the TICC Water System is one of the best they had ever seen and a great job to Skip Beahm, Daryl Axelson, Rod Wilkinson and Larry Grumme for their hard work over the years. Rod provided a list of tasks associated with his position that he will discuss further with Tom Farmer and PUD#1 to make sure the transition is successful.

A **MOTION** was made by Tom Farmer to eliminate Skip Beahm's position associated with the current TICC Water Department within 30 days of this meeting due to the new PUD#1 Satellite Management Agreement approved earlier in the meeting. The motion was seconded by Bill McFarland and passed unanimously by the Board (Jack Morgan not present to vote). Janet will send a 30 day notice to Skip Beahm notifying him.

The employment contract of maintenance employee Rick Buran was discussed and a **MOTION** was made by Tom Farmer to send Rick Buran a 30 day notice that his contract is ending and the transition period of training a new hire is complete. The motion was seconded by Ken Sanberg and the Board voted unanimously to approve the motion (Jack Morgan not present to vote). Janet will send a 30 day notice letter to Rick.

The Board discussed two restitution issues that have surfaced over the last two months, a **MOTION** was made by Diane McCoy to repay Joe and Sondra Ragucci in the amount of \$406.88 and Dan and Noreen Meddaugh in the form of \$2,978.33. The motion was seconded by Ken Sanberg, the Board unanimously voted to approve (Jack Morgan not present to vote). Diane McCoy noted to the membership we were advised by legal authority to take this step instead of entering into a potential lawsuit.

Commissioner Reports:

· **Dock-** Bill McFarland thanked the dock lot volunteer clean-up crew: Bob/Morina Dustan, Nancy Benson, Pat Richmond and Rick Buran. The water has been turned off for the winter and there will be a trailer parked on the dock lot through the winter for the maintenance guys to use while cleaning up.

· **Bridge-** Ken Sanberg would like to improve the lighting on the bridge by adding new light fixtures to the existing lights, this will help with better bridge security and safety. The moss issue corrected itself over the summer with the warm weather but may repeat this winter and will be addressed with the new maintenance guys. Ken will organize a work party to evaluate the Christmas lights and schedule a date for the bridge lighting ceremony.

The contract between TICC and Garden Gate Nursery was discussed by the Board and found it to be just a verbal, as needed contract costing the membership over \$5k per year. With two maintenance guys on staff now, the Board feels it is not necessary to have Garden Gate continue. A **MOTION** was made by Tom Farmer to send a letter to Garden Gate Nursery notifying them that their routine services are no longer required effective immediately and ask to retain them for as needed, special circumstances in the future. The motion was seconded by Kamryn Morgan, motion passed unanimously (Jack Morgan not present to vote).

· **Beach-** Bill McFarland reported that the Board hired a crew to cut back all the overgrown shrubbery at the beach lot and it will now be maintained by the maintenance guys. The water has been turned off at the beach for the winter. Bill would like to place the bollards around the beach lot and bring in new gravel soon.

· **Road-** Jack Morgan and Diane McCoy went on a drive around Treasure Island with a potential contractor to evaluate the state of the roads. There are a couple areas that will need to be addressed immediately and we are waiting for a bid on those. Initial evaluation was the roads are in good condition. Before any major repair is done, the Board will hold a community meeting to hear concerns from the outside road residence and the inside fire lane road.

Island/Community Watch- Bill McFarland reported there has been less car traffic at the residence of 1681 however foot traffic from the mainland to that residence has increased. A certain planter along the bridge is being used as a drug drop place and is being monitored.

***The prosecuting attorney for the case against the residence of 1681 has advised all TICC members who are willing and available to attend upcoming hearing, please do so on October 23rd at 9 AM in Judge Finley's courtroom at the Shelton courthouse.

***If you see something suspicious or out of the normal, please call the non-emergency number (360-426-4441) and report it first, than notify Community Watch**

Water - Tom Farmer will review the PUD#1 SMA at the next board meeting in December and provide an update on the performance at that time. Meter readings by the PUD will begin the week of October 9th and the water sample for September was reported negative for Coliform, as expected.

Community Announcements:

The next Board meeting will take place at the Grapeview Fire Hall on **December 9th, 2017**.

The Board has new individual email addresses that will be passed onto new Board members when terms end as a way of record keeping. The regular email address is still active and being monitored: TreasureIsland44@yahoo.com however if you need to reach a board member individually, please use the following:

TIPresident@treasureislandcountryclub.org

TIVicePresident@treasureislandcountryclub.org

TISecretary@treasureislandcountryclub.org

[TIWater@treasureislandcountryclub.org](mailto:TIVater@treasureislandcountryclub.org)

TIBridge@treasureislandcountryclub.org

TIBeach@treasureislandcountryclub.org

TIDock@treasureislandcountryclub.org

TIRoad@treasureislandcountryclub.org

Meeting adjourned at 10:36AM

Minutes written by Secretary Kamryn Morgan.