

## Treasure Island Country Club

July 7, 2018

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

### Annual Membership Meeting Minutes

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During the 9:30-10:00 am **open forum** members addressed specific issues/concerns: potentially paving the fire lane the Board will discuss the possibility of paving the fire lane however Jack Morgan pointed out that it was specifically designed to be just a fire lane/emergency road. All residence along the fire lane should have access to the main Treasure Island Drive. Jack will continue to drag the middle road with the grader to prevent chuck holes from occurring.

The second discussion was around the current deer population on the island and the deer that attacked a homeowner's dog which occurred July 3<sup>rd</sup>. The Board/Janet will research with Fish and Game about what can be done to remove the deer as they are getting to be a nuisance. The Board will address their findings at the next meeting, August 4<sup>th</sup>.

**Call to Order**: President Jack Morgan called the meeting to order at 10:09 am at the Grapeview Fire Hall.

A moment of silence was given for fellow TICC members Dan Poole and Roger Pryor who recently passed away.

The membership honored all veterans for their services with a round of applause. Jack Morgan explained he'd like to organize a soldier donation program later in the year to send board games, cards, sports equipment, etc to soldiers overseas. More information will come out about this event.

The membership also recognized the "green thumb" ladies, Pat Richmond and Nancy Benson for their hard work on beautifying areas around the island as well as organizing work parties. Thank you to all members who have given their time to make Treasure Island beautiful for all to enjoy.

The membership thanked Ed Lucas for his work on the new Treasure Island Website: [www.TICConline.com](http://www.TICConline.com) and Kim Henwood has volunteered to reinstate a Treasure Island newsletter.

A **MOTION** was made by Diane McCoy to approve the 2017 TICC Annual Meeting Minutes as written. The motion was seconded by Ken Sanberg and passed unanimously by the board.

#### **Financial Report- Janet Biggs**

**\*the following number have not been reconciled by HOA Community Solutions, the current information will be emailed out to all members following the meeting.**

- Balance Sheet 06/30/2018: Total Cash Assets **\$818,595**
  - General O&M Fund balance: \$83,728.66
  - Reserves/ARF: \$539,291.59
  - Special Assessment: \$195,575.32
- Accounts Receivable balance has decreased over the past year, roughly expecting \$12k remaining and Janet is confident half of that will be paid by the end of August.
- The Bridge Loan: **\$703,595.18** 54 lot owners out of 252 have yet to pay in full. The 15 year loan began in 2012.
- ARF: Budget was \$49,545 vs actual: \$11,114

A member asked if the financial reports be mailed with the annual packet next year and yes, they will be included. They were not this year due to them not being reconciled in time.

Proposed 6 month budget: July through December- there will be no income during these months because there will be no billing of assessments. The budget will look back-end heavy due to payments and increased activities during the summer and fall months. The full year budget for 2019 has no increase in dues for the upcoming year. The Reserve Study has been recently completed and will be posted on the TICC website for owner review. Currently, TICC is 73% funded, compared to 71% in last year's study. Anything above 70% is generally considered to be well-funded and at a low risk to need a Special Assessment.

#### **Old Business:**

- Water System Pressure Booster Pump Project: Tom Farmer, Water Commissioner reported a subcommittee was organized (Roger Hanson, Jack Morgan & Tom Farmer) to review the project. Gray & Osborn presented a

proposal to the committee for upgrades to the current water tower and the pressure booster system. The proposal includes a small building needed to house system; the committee will start getting bids for the construction in early 2019. PUD 1 will still manage the water system and the system upgrades actually provide TICC with a cost savings opportunity of around \$8k per year. The new water system plan calls for removing unnecessary pipes and fire hydrants while updating the water system.

- Asphalt patch & resurface update: One bid was received by Asphalt Solutions out of Port Orchard to complete the repairs and resurfacing. The plan is to start the resurface phase in August; it will take 24 hours to cure. The Board has requested Asphalt Solutions to only do one lane of the road at a time so residence can still come and go. The Board with the help of Janet/HOA Community Solutions will keep members informed via email about the start dates so appropriate accommodations can be made.
- Security system upgrade update: All cameras have been updated to current technology and two new cameras were added in the Fall at the top of Treasure Island Drive. There was also a camera added on the bridge facing oncoming island traffic. There are no more expected upgrades, just basic maintenance.

#### **New Business:**

- Budget year re-alignment to calendar year: Janet addressed the membership regarding a re-alignment of the budget and calendar years. This will be a slow process but HOA Community Solutions will start the transition immediately.
- New rules adopted for properties with tenants/Limiting short term rentals: The membership and Board discussed home rentals on the island and more importantly, the short term/VRBO rentals. There were some complaints that more people were in a home than the occupancy allowed, extra garbage was left for the island animals to make a mess of and trespassing/shell fishing on other people's property. The home owners were addressed by a board member and were very cooperative and understood the changes that needed to be made on their VRBO webpage.
- Annual picnic: The Board will host an annual picnic towards the end of Summer, most likely in September and will try to make this an annual event. The Board did not want to host a picnic after the annual meeting because it's typically near the 4<sup>th</sup> of July when people are vacationing and/or have family on the Island. More details to be posted on the TICC website and emailed by Janet.
- Common area bench replacement: A few common area wood benches had to be removed this winter/fall due to their unsafe conditions. The Board would like to open up a "memorial bench" replacement option to the membership. If you/your family would like to sponsor a memorial bench, the Board will provide you with a list of approved vendors to purchase from and a plaque can be made in honor. **Please contact a Board member or Janet if you are interested!**

#### **Commissioner Reports:**

- **Dock-** Thank you to the Benson's and the Richmond's for the flower garden addition on the dock lot.
- **Bridge-** Pressure washing occurred at the beginning of the summer to remove the green slime; this has been added to the budget and will be reviewed each year. The canisters will need to be cleaned this year; this is a bi-yearly event. LED white lights will be added to the bridge soon, they will be on a timer and will be able to change colors for Christmas and Seahawks.
- **Beach-** The fire pit was repaired/upgraded for the upcoming summer use.
- **Roads-**addressed earlier in the meeting, resurfacing will happen in August.
- **Island Watch-** criminal activity has come to an almost complete stop on the island.
- **Water-** all tests in June were negative, 2<sup>nd</sup> quarter readings will happen in July. The water tank was lowered and members are still encouraged to conserve water when possible. TICC is authorized to use 8 million gallons of water, our actual consumption was 10,875,000. The overage will be addressed and Tom will work with PUD 1 to find leaks in the system and address with owners.

## **Ballot Voting**

- Vote to approve July 2018- December 2018 Operating & Maintenance Budget (6 months): PASSED 90 yes/4 no
- Vote to approve a 2019 Annual Operations & Maintenance Budget: PASSED 94 yes/0 no
- Vote to fill candidates for two open Board positions:
  - (81) Kamryn Morgan
  - (76) Lynn Zumwalt

\*The Board will elect positions at the August 4<sup>th</sup> meeting

## **Community Forum**

-A suggestion was made by Larry Meire that the island purchases a dump trailer and the owners present voiced their support for a such a purpose. The Board will get bids and discuss the potential purchase at the August 4<sup>th</sup> meeting.

-Dick Benson requested the Board find a document he typed up a while back of "courtesy rules" and re-distribute to the membership via email.

-Members are encouraged to sign up for the NextDoor Neighbor website/app, you can join the private "Treasure Island" group and stay up to speed on community events, notices, questions or comments. Thank you to Sammie who has been hosting community bonfires and using NextDoor Neighbor to post the invites. \*This is not a Board-ran website\*

Thank you to Mila Spaulding, Cheri Swettenam and Jean Farmer for volunteering to help with member check-in, ballot collecting and ballot counting!

**Meeting adjourned at 12:00 PM.**

Minutes written by Secretary/Treasurer Kamryn Morgan