

Treasure Island Country Club

June 2, 2018

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

Minutes

Call to Order President Jack Morgan called the meeting to order at 9:00 am

Jack Morgan	President	Tom Farmer	Water Commissioner
Diane McCoy	Vice President	Bill McFarland	Dock Commissioner
Kamryn Morgan	Secretary/Treasurer	Bill McFarland	Beach Commissioner
Jack/Diane	Road Commissioner		

Not present Kamryn Morgan, Bill McFarland

Thank you to members who attended Betty Lewis, Pat Richmond, Beth Brooks and Mila Spaulding.

Tom made a motion to approve the April 11, 2018 minutes, seconded by Diane. Passed unanimously 4:0

Financial Report by Janet Biggs

Balance Sheet

AOM 55,533.78

ARF 538,478.36

Bridge 191,489.52

Total 785,501.56

Loan pay down

708,413.73

Budget

Projected to finish in the black

Delinquent Account Status 20072 sent to Attorney. A motion was made by Jack and seconded by Tom to send this delinquent account to the Attorney to start the collections process. Passed unanimously 4:0

Old Business:

Legal Update on 1681 E TI Dr: Resident has been sentenced to 40 months in prison.

Update on lot #A-1/2. Property line dispute: An agreement has been reached and will be finalized this week.

Review and potentially update current TICC Bylaws: Ongoing

Validity of how Rules and Regulations of TICC were presented and approved in 2016. Ongoing

Workshop for all Board Members to review job descriptions, By-laws etc; Ongoing

Trees on Private Property that fell across Island Property. Owner has been contacted and will hire a contractor to cleanup and remove trees.

Benches in the common areas; Benches have been removed. Research is being done to replace benches.

Common Area Trees; At the 2016 Annual Meeting the membership approved \$6600.00 to analyze, remove and cleanup trees from tank, well sites and water sites. This spring an Arborist was hired to evaluate trees on the common areas. The Arborist identified numerous dangerous trees that should be removed prior to arrival of winter storms Tom made a motion to accept the recommendation from the Arborist to remove trees from Tank, Well and Water sites and to use the funds previously approved by the membership in 2016.

Website Update; The website is setup and if you need anything added contact Diane McCoy. The Newsletter publisher is Kim Henwood.

Summer Picnic; Date to be determined. Need input from members (Maybe use Survey Monkey) Ongoing

Parade; July 4. A chairman volunteered(**Diane need name of organizer**)

Annual Meeting Planning and Budget Finalization; As recommended by our HOA TICC is transitioning the budget to Jan-Dec time frame instead of July through June. Janet Biggs presented the 2018/2019 budget on recommendations of the board. Diane made a motion to accept the budget and present the budget to the vote of the membership at the 2018 annual meeting. Tom 2nded. Unanimously approved. 4:0

New Business

Water Upgrade meeting with Gray and Osborne; Tom, Diane, Jack, and Roger Hansen met with Gray and Osborne to start the upgrade process.

Sink Hole at North end cul-de-sac; a resident identified a sink hole in the cul-de-sac. The ground will be excavated to determine cause of sink hole.

Bridge Cleaning; Ken/Jack will look into hiring a company with a machine to sweep the bridge.

Well pump Communication wire repairs; When mobile home was brought on the island the contractors ripped out well pump communication cable. Home owners will be sent a bill for repairs.

Road Damage cause by Homeowners/Contractors; Owners will be contacted.

Tree/Brush Trimming along roads. Will be hiring a Contractor to trim back trees/brush in right of way along roads. Also clean ditches.

Maintenance Budget for employee; Part of budget and was raised, ready for membership approval at annual meeting.

Rental Property;

1. TICC realized during an emergency water shut off event that they had no way to contact the renters on the island because TICC only has contact information for homeowners. Diane made a motion to require any TICC owner who have renters living on their property be required to provide TICC or its manager with the names, phone numbers and emails of all such tenants. Also, the owners must provide updated information immediately upon any change in tenancy. 2nd by Tom Unanimously voted 4:0.
2. Diane made a motion that any TICC owner who has renters living on their property be required to provide all tenants with a copy of the TICC rules and that the owner and tenants sign a form to be returned to TICC confirming that this action has been accomplished. Also, any owners using their homes for short term rentals shall be required to post a copy of the TICC Rules in a visible location on the premises. 2nd by Jack. Unanimously passed 4:0.

Commissioner Reports

Dock-Jack Morgan

1. Hand railings need repainting. Hoping for volunteers
2. Will be running water to the float via hard pipe and hoses.
3. Will be adding gravel as needed.

Beach-Jack Morgan

1. Will be adding gravel as needed

Roads-Jack

1. Seal Coating will happen this summer. Home owners will be notified of the date because portions of the road will be closed.

Bridge-Ken Sanberg

1. Pressure washing of the bridge surface has been completed.
2. Canister Cleaning needs to be completed.
3. Researching lighting for the bridge.

Water System-Tom Farmer

1. The monthly coliform test is negative.
2. Quarterly Meter readings have been taken.
3. Lead/Copper test will be performed in July. Required every 3 years.
4. Asbestos testing will be completed in October.

Meeting adjourned at 12:25 pm