

Treasure Island Country Club

October 3, 2018

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

Minutes

Call to Order: President Jack Morgan called the meeting to order at 6:22 PM at the Grapeview Fire Hall.

Roll Call:

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

Not present: Tom Farmer

Members in attendance: Tom and Cheri Swettenam/Pat Richmond/Rex Wallingford/Larry Meier

Diane made a **MOTION** to approve the August 8, 2018 minutes, seconded by Lynn. No discussion occurred; the motion passed unanimously 6:0

The Board asked for member comments:

-Cheri Swettenam wrote a letter to the Board requesting action be taken regarding rental homes on the island, her concern is with disrespectful part-time or weekly renters disrespecting membership assets (beach, boat dock, bridge, etc). The Board will discuss options and bring it to the membership to vote on.

-Larry Meire asked if the Board would consider doing some research on adding speed bumps to the fire lane road due to cars/motorcycles driving too fast down the emergency lane. The board will discuss the options and advise at the next meeting.

-Tom Swettenam asked for a completion date to the asphalt job, Jack advised they were done resurfacing the roads for this season but would be back when the weather cooperates to address the sink hole at the North End and just south of the Swettenam's driveway. Note: look at the TICC website for more details regarding the roads.

Financial Report- Janet Biggs

- Balance Sheet 09/30/2018: Total Assets **\$796,532.42**
 - General O&M Fund balance: \$71,700.26
 - Reserves/ARF: \$530,392.03
 - Special Assessment: \$194,440.13
- Loan Pay Down 09/30/2018
 - \$687,919.49
- Comparison 09/30/2018
 - We are now on a 6 month budget and there is no income reported during this time.
 - 6 Month Budget Comparison **highlight**: Actual: \$12,419.00 compared to Budget: \$25,233.14
 - AR: will be right at budget, North end sink hole is an additional cost from original Asphalt Patch quote
- Delinquent Account Status 09/30/2018:
 - Account # 19912 is behind 3 payments, balance over \$1,500
 - Account #19912 fell out of escrow and has a balance due over \$6,000

Kamryn made a **MOTION** to have the island attorney send a demand payment letter to account # 19912, the motion was seconded by Diane. Motion passed.

Welcome new lot/home owners: Joan Nelson (lot # 1031), James and Dane Holman (lot # 1450) and Israel and Tara Solis (lot # 750).

Old Business:

- Review and potentially update current TICC Bylaws: Bylaws were reviewed and no further action will be taken.
- Discuss the validity of the TICC Rules and Regulations approved in 2016: The RCW's state the new R&R's needed to be mailed to the membership to review before voting them in, this did not happen. Jack suggested a committee be formed to review the Rules & Regulations and have some resolution by the 2019 Annual Meeting.

Lynn made a MOTION to request a committee be formed to review current Rules and Regulations and suggest any changes by May 2019, prior to the annual meeting. The motion was seconded by Diane and passed unanimously. Rex Wallingford, Dick Benson and Larry Meier have volunteered for the committee to review current R&R's. Cheri Swettenam will look for a copy of the R&R's and provide them to the current board. To confirm: the bylaws are not in question, just the verbiage of the Rules and Regulations which do not require a membership vote. The Bylaws require a 67% membership approval to make changes.

- Workshop for all Board members to review job descriptions, Bylaws, etc: will take place this winter.
- Purchase of a trailer/sale of tractor: Jack suggested the island not purchase a used trailer due to the deterioration and unknown use by others. Jack's research showed a new trailer could cost the island around \$6,000 for a low-end model which the board discussed the pros and cons and decided to table a trailer purchase for now. If a trailer is needed, we will rent one (Jim Morini has volunteered his trailer to the Island as needed). The board would like to focus on selling the current tractor and will be reaching out to local dealerships for bids (2012 John Deere, 85 hours, small hydraulic issue that needs to be fixed). The board will also look at selling the attachments separately, not as a package deal with the tractor.

New Business

- Directors and Officers Insurance Policy renewal: Janet suggested that we renew this policy (time sensitive) but look at increasing the policy limit to \$2 million from \$1 million. The board voted all in favor to renew the policy and have Janet look into the fees associated with increasing the limit to \$2 million.
- PUD 3 install hoods on the street lights at the dock parking lot and at 330 E Treasure Island Dr: these lights are extremely bright and shine into home windows. The PUD offers a hood that will direct the light downward and not outward into neighbors windows. Jack made a MOTION to instruct Tom to contact and request that PUD 3 installs hoods on those two street lights ASAP, Kamryn seconded the motion and passed unanimously.
- Purchase of an electronic reader board: Discussion to place regarding the purchase of an electronic reader board that would be positioned at the top of the hill coming onto the island. The reader board would be used for important notes to the membership (ex: burn ban in effect, road work, etc) and would be updated by a board member. Diane will research the costs associated with this and advise at the next board meeting sign options and budget information.

Jack made an amendment to the agenda adding:

- The purchase and installation of "No Soliciting" signs: A MOTION was made by Jack to research, purchase and install two "no soliciting" signs at the stop light coming onto the Island and the stop sign at the top of the bridge. The motion was seconded by Ken and passed unanimously. Jack will research signs and the Board will select the signage.

Commissioner Reports:

- **Dock-** Bill McFarland: Sani can was removed for winter and water turned off.
- **Bridge-** Ken Sanberg: LED lights were purchased for the bridge and installation on both sides of the bridge has started by Ken, Rex and Bill. December 1st is tentatively scheduled for the TICC Annual Bridge Christmas Lighting (more info will be posted to the website about this event).
- **Beach-** Lynn Zumwalt: Sani can was removed, plastic chairs will stay under the covered area, the hose was removed and stored in the shed. Lynn will work on getting the log cut up and used for beach firewood. She has also requested the "Pack it in, pack it out" sign be repaired.
- **Roads-** a work party will be organized to clean up the ditches around the island before winter and rain starts.
- **Island Watch-** Bill McFarland: all is quiet around the island!
- **Water-** Tom Farmer: PUD 1 System Report: August/September coliform readings were negative as expected, a three year asbestos sample will take place in October (\$610 fee associated with this, will need to add that to the Water budget every three years).

Community Announcements:

Meeting adjourned at 8:10 pm

Minutes Written by Secretary/Treasurer Kamryn Morgan