

TREASURE ISLAND COUNTRY CLUB

Draft: These minutes have not been approved. Normal procedure is to approve the minutes at the next regularly scheduled Board meeting.

**Treasure Island Country Club  
Board Meeting Minutes  
June 10th, 2017**

Meeting held at the Grapeview Fire Hall/4350 E Grapeview Loop Road

Board Members Present:

David Madson President

Larry Grumme Vice President

Ken Sanberg Bridge Commissioner

Kamryn Morgan Secretary/Treasurer

Dan Meddaugh Dock Commissioner

Cheri Swettenam Beach Commissioner

Community members present:

Pat Richmond/Beth Brooks/Tina Campbell/Patty Mayer/Don Mayer/Tom Swettenam/Betty Lewis/Barry Lewis/Gordon Godfrey

The meeting was opened at 9:06 AM by President David Madson.

[Meeting Minutes from March 14, 2017](#) were discussed; Larry made a **MOTION** to approve the minutes as written and Ken Sanberg seconded the motion. Motion passed with five members voting in favor (David Madson, Larry Grumme, Cheri Swettenam, Ken Sanberg and Kamryn Morgan); 1 member abstaining (Dan Meddaugh).

There was a board meeting held May 20, 2017 with no quorum; the meeting turned into a workshop. No minutes were recorded.

[Draft minutes from April 1, 2017](#) were reviewed; a **MOTION** was made by Ken Sanberg to approve the draft minutes and seconded by Cheri Swettenam. The board voted unanimously to pass the motion.

#### FINANCIAL REPORT

The Balance Sheet as of 05/31/2017 was discussed.

- 55 owners are still paying on the bridge loan.
- GO&M balance: \$68,268.76
- ARF balance: \$498,766.18
- Bridge Loan Balance: \$833,311.61

Cheri Swettenam requested a "date of delinquency" to be added to our monthly Aging DS Applied with Breakdown report; Kamryn will ask Janet Biggs to add this to the next report.

#### Unfinished Business

The Board dismissed the audience and went into Executive Session at 9:15 AM to discuss the Common Area Tree Removal Committee Report and vote on action(s) to be taken against the owner. Dan Meddaugh was dismissed at this time as well due to a conflict of interest while the Board reviewed the information. The Dock Lot Tree Committee's full report was read aloud by Larry Grumme to the remaining board members and discussion took place. The Committee recommended accepting a bid for replacement trees from Garden Gate Nursery (\$2,978.33) and for Dan Meddaugh, Dock Commissioner, to resign from the board effective July 8, 2017 (TICC Annual Meeting).

Larry Grumme made a **MOTION** to adopt the independent committee's recommendations to accept Garden Gate Nursery's tree replacement proposal that shall not exceed \$2,978.33. The motion was seconded by Ken Sandberg. The board voted in favor of accepting the independent committee's recommendations to accept Garden Gate Nursery's bid to replace the Garry Oaks on the dock lot.

A **MOTION** was made by Larry Grumme to accept the independent committee's recommendations of putting a vote to the membership that would remove Dan Meddaugh from the board on July 8, 2017 at the Annual Meeting if he does not step down prior to that date. Kamryn Morgan seconded the motion. Four members voted in favor of the motion (David Madson, Larry Grumme, Ken Sanberg and Kamryn Morgan); Cheri Swettenam voted against.

Larry Grumme and the HOA will draft a letter to Dan Meddaugh describing the recommendations and his obligations toward this matter.

The independent committee also provided the Board with some suggestions or recommendations for "lessons learned" regarding the dock lot/tree removal issue. The Board acknowledges these recommendations and will meet during a work session to review and discuss.

Dan Meddaugh requested a few minutes to rebut the situation to the Board and the members attending the meeting. He explained the sequence of events as he recalls them. After his information was presented, Kamryn Morgan asked the Board if any of this information from Dan Meddaugh presented today has changed their vote and request a re-vote; unanimously the Board said no. Vote stands.

The Board also discussed the encroachment issue on lot S ½ A and actions to be taken against land owners for failing to respond to the recent lot line adjustment letters sent by the TICC attorney. A **MOTION** was made by Larry Grumme to ratify the email vote of the Board and have the TICC lawyer prepare a complaint letter and file it with the court. This was seconded by Cheri Swettenam and the Board voted unanimously.

A new piece of information was brought forth by the land owners and presented to the Board. The board will need to hold a special meeting at a later date in June to discuss the information on the lot line dispute.

Executive Session ended at 10:04 AM and the members were invited back in to continue the regular meeting.

New Business:

The Board discussed the 2017-2018 Budget Approval Items which will be voted on at the annual meeting:

**-Operations & Maintenance budget:** sample was passed out at the meeting.

**-Security Budget Request-one time \$50 per lot additional assessment** to be added to annual dues and allow the Board to request a police officer throughout the year. \*Note this was on the ballot last year as \$100 per lot and was voted down by the membership. Whatever is not used will go back into the O/M fund.

**-ARF additional \$50,000 expense for water system pressure booster pump project:** we've been advised to lower the water level in the tank to 29 feet (from the current 60 feet) but will need the addition of booster pumps for pressure. Water pressure will increase to 30 PSI (from the current 20 PSI).

**-ARF additional \$36,480 expense to patch asphalt and resurface roads:** An expenditure of \$9,120 was approved at the 2016 Annual Meeting to resurface 20% of our roads at a time. We have been advised it will be significantly cheaper to resurface the entire road at once instead of in sections.

**-ARF additional \$3,362 expense for traffic control spare parts:** we do not have any spare parts for the stop light on the island and we would like to gather spare parts in case the vendor goes out of business or new parts are needed immediately.

A **MOTION** was made by Cheri Swettenam to approve the 2017-2018 budget as written above; the motion was seconded by Ken Sanberg and passed unanimously by the Board.

The Board discussed a new program through the HOA called "Strongroom" which is an online invoice and payment approval process. The fee would be \$20 per month and an additional \$1.20 per bill paid in excess of 20 per month. Dan Meddaugh made a **MOTION** to accept the new Strongroom program and was seconded by Larry Grumme; Board passed the motion unanimously.

The Board discussed expiring Board Commissioner positions: Cheri Swettenam's term of Beach Commissioner and Ken Sandberg's term as Bridge Commissioner will expire this year. These positions will be open at the annual meeting and anyone interested in joining the Board is urged to contact a current Board member so their names can be added to the ballot.

TICC member Morina Dustan sent the Board a written proposal, with photos, requesting to clean up the dock lot with other community members Nancy Benson and Pat Richmond and any other volunteers. The scope of the clean-up proposal is as follows:

- Remove dead, nearly dead and diseased trees (6 in total)
- Cut any ivy/vining material that is attaching to trees and fences
- Clear brush away from northern property line that is impacting neighboring fence and roadway banks
- Plant butterfly bush seedlings and other native non-intrusive plants/ground cover as contributed by volunteers

The Board acknowledged this proposal and will review the photos and comments about the clean-up from Morina's email later in the week. The Board will vote after all Board members have seen the photos.

The Board discussed some emailed requests that were sent to the TI email box:

-Letters written to the board regarding illegal and criminal activity at lot #179/181: there have been multiple letters written to the board in regards to recent illegal activity that has occurred at the residence of 1681. Member Patty Mayer read a letter of concern to the Board and requested actions to be taken immediately. Numerous other letters stating fear and intolerance of these activities will be read at the annual meeting. The Board would like the community to know they are aware of the situation and will be taking further actions in the very near future after discussing with the TICC lawyer.

-Written request by land owner of lot #203 to improve landscaping and replacing an existing deck. Dave Madson responded to the land owner with approval although none of the improvements affect the right of way on TICC and therefore do not need to be formally approved by the Board.

-Owners of lot #67 noticed a foul smell coming from their water while turning it on for the first time in a few months. Larry Grumme verified there may be a smell that comes from the pipes after no use; after running the water for some time the smell should subside.

-The Board would like to make an addition to the Dock and Beach Commissioner duties that they will be responsible for turning on/off the water on these lots prior to the start of Memorial Day Weekend and immediately following Labor Day Weekend.

-A lien has been put on lot #223 due to no response from the owners on delinquent payments. Dave Madson has more information on this for the Board to discuss and will be sent out at a later date.

-An emailed suggestion was received to put out some information to the community in the Annual Meeting packet on the subject of keeping mosquitoes away after a wet winter. The Board wants to thank the author for their suggestion; however, we will not be adding this to the packet at this time.

Commissioner Reports:

WATER- Per Larry Grumme, the water report will be provided to the board immediately following the meeting and will be posted to the website for all to read.

BRIDGE- Ken Sanberg received a quote to pressure wash the bridge by Emerald Services (\$1,025). This job will need a water tank and not just a simple pressure washer. Ken will be scheduling a meeting with the company in the next month or so. No chemicals will be used, just water.

BEACH- Cheri Swettenam will be organizing a beach clean-up party, date TBD and she will send out information via the Nextdoor website. The log that was washed up after the winter storm will need to be cut up using a chain saw and the fire pit will need to be rebuilt.

ROADS- Dave Madson will be working with Rick Buran to create "rock steps" along the backside of the island near the community walkway along Rick's property to slow down the rain water flow.

SECURITY- Dave Madson will be installing the camera at the top of the hill for better security soon.

DOCK- Dan Meddaugh made a request to Rick Buran to d needs to be repainted and repaired. Cheri Swettenam mentioned to speak to Tom Swettenam who originally built the sign-in board to repair it.

President Dave Madson adjourned the meeting at 12:54 PM.

Written by Secretary/Treasurer Kamryn Morgan.

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