

Treasure Island Country Club
December 7, 2022
Meeting held Via Zoom Meeting

Meeting Minutes

Call to Order: President Diane McCoy called the meeting to order at 7:03 PM.

Roll Call:

Diane McCoy	President/Roads	Sarah Voss	Water Commissioner
Patty Mayer	Vice President/Beach	Dan Downey	Bridge Commissioner
Kerstin Hilton	Secretary	Aaron Howard	Treasurer

Members Attending: None

Also Attending:

Stephanie Hahn, HOA Community Solutions

Approval of minutes from October 5, 2022, Board Meeting

Sarah made a motion to approve the October 5, 2022 Board Meetings minutes. Aaron seconded the motion. Motion passed.

Financial Report- As of 10/31/2022- Reports attached.

- Balance sheet
 - O&M Account \$132,974.00
 - ARF Accounts \$574,499.28
 - Bridge Accounts \$103,762.30
 - **Total bank balances: \$811,235.58**
 - CIT Bridge Loan Balance \$83,894.88
- Delinquent accounts- As of 12/5/2022
 - 60-89 days delinquent accounts owe a total of \$72.06
 - 90 days delinquent accounts owe a total of \$101.70
 - Over 120 days delinquent, owe a total of \$2,045.74 Stephanie is tracking account #19943 for further action.

Commissioner Reports- Reports attached

- **Dock-** James Horton
- **Bridge-** Dan Downey Special thanks to the Swettenams for adding greenery to planters on the bridge.
- **Beach-** Patty Mayer Sarah made a motion to approve the plans done by Greg Arnold (architect designer) for a rebuilt cabana. Kerstin seconded the motion. Motion passed. Patty is requesting bids from three contractors based on these plans. Plans will be posted on the website.
- **Roads-**Diane McCoy
- **Water-** Sarah Voss

Committee Reports-

- **Island Watch-** Diane McCoy. There are no concerns or issues.

Old Business:

- Governing Document restatement update. Patty made a motion to approve the CC&R edits and document packet received from Condo Law on November 19, 2022. Aaron seconded the motion. Motion carried. Kerstin till contact Condo Law to set up a Town Hall meeting with the membership prior to voting on the updated CC&R. Town Hall meeting will likely be early 2023.

New Business:

- Roles and responsibilities- flow of board positions and HOA-CS
- Pay off bridge loan- Sarah made a motion to pay off the bridge loan of about \$83,000 with funds in the bridge account. Dan seconded the motion. Motion carried. All members still owing on their individual bridge loans are still required to pay off their balance.
- Increase Board Meetings from bi-monthly to monthly- vetoed
- Bridge Earthquake Insurance- signed November 23, 2022- Policy was signed and recorded.
- Damage and Earthquake insurances policies for water system and underside of bridge will be researched.
- Update to rules document- parking rule clarification and review amendment. Sarah made the motion to approve the following rule update. Patty seconded motion. Motion was passed.
 - F1. (a1) No person shall park in such a way that would interfere or hinder emergency vehicle access at any time. The road right-of-way is not to be used for daily parking. The roads are narrow, and our island members and guests' safety is a priority. Intermittent parking on the road right-of-way (no more than two (2) wheels slightly on the pavement) is permitted at the Owner's risk. Island common areas are highly encouraged as a first option. No vehicle, boat, trailer, or any other thing shall be parked or kept on the road right-of-way for more than 3 days in a single month.
 - F1.(a2) No person shall park on the utility lane easement.
 - F1.(b) Temporary parking for members/tenants and guests is available on a first-come, first-serve basis at the north and south end of the island, at the upper boat dock parking area, and at the public beach. Parking is allowed for no more than 3 days in a month without Board approval.
- PUD 3 line service and tree trimming inspection on November 10th. Trees on island property were identified for trimming and removal after the first of the year.
- Budget planning discussions will begin after the first of the year.

Community Announcements - none

Motion was made by Sarah to adjourn the meeting. Patty seconded the motion. Meeting adjourned at 9:05 PM.

Next Board Meeting: February 1, 2023 at 7:00 PM via Zoom.

Minutes written by Secretary, Kerstin Hilton.