

**Treasure Island Country Club**  
February 1, 2023 @6PM  
Meeting held Via Zoom Meeting  
**Meeting Minutes**

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**Call to Order:** President Diane McCoy called the meeting to order at 6:10 PM.

**Roll Call:**

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

**Also Attending:**

Stephanie Hahn, Janet Biggs, Jennifer Csonka - HOA Community Solutions

**Members Attending:**

Over 35 participants attended.

Dan moved to accept the minutes from the December 7, 2022 board meeting. Sarah seconded the motion. Motion passed.

**Financial Report- As of 12/31/2022- Reports attached**

- Balance sheet
  - O&M Account \$89,906.32
  - ARF Accounts \$623,199.47
  - Bridge Accounts \$25,885.40
  - **Total bank balances: \$738,991.19**
  - CIT Bridge Loan Balance- Paid in full
- Delinquent accounts- As of 12/31/2022
  - 60-89 days delinquent accounts owe a total of \$4,285.33
  - 90 days delinquent accounts owe a total of \$72.06
  - Over 120 days delinquent, owe a total of \$2,117.80

**Commissioner Reports- Reports attached**

- **Dock-** James Horton
- **Bridge-** Dan Downey
- **Beach-** Patty Mayer
- **Roads-** Diane McCoy
- **Water-** Sarah Voss

**Committee Reports-**

- **Island Watch-** Diane McCoy reported there are no current issues. Graffiti has been noted on the underside of the bridge.

## Old Business:

- Governing Document restatement update- Ken Harer from Condo Law Group answered questions regarding the restatement. Discussion points included rentals, property insurance, ADUs, capital contributions, residential vs vacation property. The Board thanks all the members who attended the meeting, asked questions and expressed concerns. Kate and Joe Knuth volunteered to compile a survey and compile analytics.

## New Business:

- Sarah made a motion to close CIT Bank account and place funds in a CD. Jim seconded the motion. Motion passed. HOA recommended to place the roughly \$140k into a 12-month CDAR at 3.75% APY. Kerstin moved to accept the recommendation. Aaron seconded the motion. Motion passed.
- Board will begin to work on the 2024 budget. Janet Biggs from HOA-Community Solutions will provide a worksheet for our use.
- Review payment plan application for 34482. Motion by Kerstin to accept the payment plan. Aaron seconded the motion. Motion passed.
- Kerstin expressed thanks and appreciated for HOA-CS manager Stephanie Hahn for her work with Treasure Island. Jennifer Csonka was introduced as our new manager.
- An in-person social will be held on February 27, 2023 at 6pm at the Horton Community Center to celebrate the bridge loan being paid off.
- Sarah Voss requested medical relief for account 20081. She recommended a grace period of 30 days to bring account current. Aaron made the motion, Kerstin seconded. Motion passed.
- Governing Documents follow up - In board session it was agreed to meet ASAP to review:
  1. The board will compile the feedback received.
  2. The board will review in detail everything that was shared by the members.
  3. The board will do in formal “+delta” of everything learned in items 1 and 2 above.
  4. The board agrees with the members in that the process will be reset as follows:
    - a. Set aside the legal documents for now
    - b. Engage the membership on the content and process on discussing the Governing Documents.
    - c. The Board has agreed to adopt an inclusive, community based change management point of view.
    - d. In doing so the Board will make sure we collectively know **why** we are addressing Governing Documents and the requisite timeline.

Meeting adjourned at 8:30 pm.

Next board meeting: April 5, 2023 at 7:00 PM.

Minutes written by Secretary, Kerstin Hilton.

## **COMMISSIONER REPORTS – February 1, 2023**

### **Beach Commissioner Report – Patty Mayer**

Clean up from the December 27 King tide is in progress. The beach benches need to be reset on their concrete base. The log bulkhead was rearranged & needs a chainsaw to be re positioned or removed.

The Cabana design was sent for bids to 3 companies. Jessfield Construction, Millions Landscaping, & Finishing Touch Carpentry/David Froome.

Trees were trimmed/cut on north side interfering with the power line & debris was removed by Asplundh Trees contracted through PUD3, for no fee.

### **Bridge Commissioner Report – Dan Downey**

- No new news, except my appreciation for mentoring provided by Ken Sanberg and Roger Hansen.
- Damaged guardrail by bridge: all relevant professionals contacted, not much action on their commencing their work. Exhortations continue. Not an Island expense to repair. Insurance by driver will cover.
- Rusted bridge upper railing will be treated with a “cold galvanizing paint” when the rain and temperature favor. Island residents are invited to pitch in for a painting party by calling or texting me at 206-459-2014, and I’ll construct a list and keep you updated about dates.
- Financial: We paid off the Bridge loan! Insurance coverage has been secured for the Island, particularly the vital Bridge.
- Inspection / Preventative Maintenance: Last inspection in 2019 was a PASS, however repeat inspections every 3-5 years are best practice recommendations, including underwater inspection of the nearby seabed and involved pilings. Maintenance of groundwater catch basins has been set up for annual clean out by our President.
- Illumination: Edison light strings are showing their age. There are also hardwired low-output lights along the bridge span. We may be able to upgrade the current insufficient hardwired lights with, higher intensity marine grade LED light fixtures, with the advice and consent of the membership. Let me know your inspirations and thoughts.

### **Dock Commissioner Report - Jim Horton**

We have all required permits except our Mason County construction permit. Marine Floats is working on the engineering drawings which will be submitted to Mason County prior to issuance of our permit.

With the engineering drawings Marine Floats will be able to provide us with accurate pricing information. After receipt of this information, Roger Hansen and I will most likely visit Marine Floats to explore areas where costs may be reduced. This is sometimes called "value engineering".

Our piling and pier replacement is over a year ahead of any schedule I had imagined.

### **Roads Commissioner Report – Diane McCoy**

Not much new to report on the roads, Weather has put things on hold. Main issue with performing the ditch cleaning/storm drainage system is weather. There needs to be a window with little or no rainfall for at least a week, I have been told and according to Dave Parker, if turbid water is discharged into the bay now that could be a huge problem. Dave is hoping to be able to start the work in March/April.

### **Water Commissioner Report for December 2022 and January 2023– Sarah Voss**

The Cross Connection Control Policy that was adopted in 2005 is still valid by the State standards. You will find it on the TICC website. Northwest Water Systems will be conducting a backflow detection compliance tour of our individual water connections and notifying the members whose water connection need to be upgraded or have a compliance issue.

The pump house inspections have shown that NWS is keeping the Island water system in compliance with State standards. Water samples have been taken both months and are satisfactory to the Dept. of Health.

I met with our technician and the manager of NWS last week to discuss our water shut off valves for isolating the island water should there be a break in the main line. This will be an ongoing collaboration throughout the year.

We have 6 broken water meters that NWS will replace from our stock and a couple of minor repairs.

Our water meters were read at the end of the year and the spreadsheet indicated several high-water users that I will be contacting. I'd hate to have member's homes have broken pipes.

The budget process for 2024 has just begun discussion. Please contact me if you see any major water related issues you'd like addressed.

Reminder, please cut back bushes, plantings, weeds, blackberry vines around your water meter box so our meter reader job is more efficient.