

Treasure Island Country Club

August 5, 2017

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

Meeting Minutes

Call to Order: Vice President Jack Morgan called the meeting to order at 9:00 AM at the Grapeview Fire Hall.

Dave Madson requested to address the membership and current board explaining his resignation as of Thursday, August 3rd and thanking the community for their support.

Roll Call:

Vacant	President	Bill McFarland	Dock Commissioner
Jack Morgan	Vice President	Diane McCoy	Beach Commissioner
Vacant	Secretary/Treasurer		
Kamryn Morgan	Road Commissioner	Not Present: Ken Sanberg /Bridge Commissioner	

Members present: Tom Spaulding/Mila Spaulding/Tom Farmer/Jean Farmer/Nancy Benson/Pat Richmond/Chuck Tingle/Donna Tingle/Patty Mayer/Cheri Swettenam/Tom Swettenam/Sondra Ragucci/Joe Ragucci/Beth Brooks/Tina Campbell/Lori Morgan/Barb McFarland/Gordon Godfrey/Betty Lewis/Rick Buran/Alyce Mayering/Try Friauf/Diana Bell/Morina Dustan/Bob Flett/Samantha Finley

- The Board acknowledged and accept the resignation of former President David Madson, effective 08/04/2017.
- The Board acknowledge and accept the resignation of former Vice President and newly appointed Secretary/Treasurer Larry Grumme, effective 07/31/2017.

A **MOTION** was made by Diane McCoy to accept the resignations of Dave Madson and Larry Grumme. The motion was seconded by Bill McFarland, motion passed unanimously by the Board.

- Discuss 07/08/2017 annual meeting minutes: The draft minutes as written were not distributed to the entire newly elected Board. The Board would like to review the draft minutes over the next week prior to posting. These minutes will be approved at the 2018 annual meeting.
- Approval of draft minutes from the 05/20/2017 meeting: no quorum occurred at this meeting, it turned into a workshop and no minutes were recorded.
- Approval of draft minutes from the 06/10/2017 meeting: Kamryn Morgan is the only remaining member from the previous Board; the minutes will be posted as written.

Financial Report- Janet Biggs

- Balance Sheet 7/31/2017: Total Assets **\$742,797.47**
 - General O&M Fund balance: \$63,364.13
 - Reserves/ARF: \$499,725.80
 - Bridge Loan: \$179,707.54
- Loan Paydown 07/31/2017
 - \$797,779.37
- Budget Comparison 07/31/2017
 - New budget started July 1, 2017, nothing out of the ordinary so far.
 - Janet mentioned the Board consider taking steps to align TICC's fiscal year and budget year, the Board is in favor of looking into this option for better transparency and reporting.
- Delinquent accounts status

The Board went into Executive Session at 9:29 AM to discuss a delinquent account matter. The Board came out of executive session at 9:42 AM and presented the following information to the membership:

Lot # 223 is past due on their payments in the amount of \$8,151.61 as of July. TICC lawyer Barker-Martin sent a payment demand letter which was signed by the land owners but no response was given. Barker-Martin suggests TICC has two options: 1)personal obligation lawsuit which would cost the membership \$1,500 but would be included in the overall amount owed by the land owners once the lawsuit is settled or 2)foreclose option.

A **MOTION** was made by Diane McCoy to proceed with a personal obligation lawsuit against Lot # 223 to resolve their outstanding balance and fees owed to the island (as of July '17 total owed was \$8,151.60) costing the association \$1,500 but TICC would be reimbursed that amount after the lawsuit is settled. The motion was seconded by Jack Morgan and passed unanimously by the Board.

Old Business:

- **Update on 1681 E TI Drive:** A letter from the TICC Board was delivered to the Mason County Prosecuting Attorney demanding a meeting with our community ASAP in regards to the criminal activity on our island. Enclosed in the letter were previous TICC meeting minutes where the criminal activity was documented as well as four letters written from concerned community members requesting actions be taken immediately. A Board member will be reaching out to a new attorney referred by a community member Monday 08/07 to proceed with setting up a meeting with the Prosecuting Attorney.
- **Lot # A-1/2 property line dispute update:** Due to a brand new Board in July, this matter will be **TABLED** until the new Board can review ALL documents. A request for an independent membership committee may be called upon to review all documentation.
- **Dock Lot replacement funds (\$2,987 paid by Dan Meddaugh):** Advisory Vote was voted down at the annual meeting to accept Garden Gates proposal, the Board will review the committee's proposal and revisit this at the next meeting on what to do with the funds.
- **Dock lot clean-up crew (Dustan/Benson/Richmond):** Six selected dead or diseased trees were removed from the dock lot by a professional trimming company authorized by the Board in an attempt to clean up the dock lot. Nancy Benson, Pat Richmond and Morina Dustan have volunteered to clean up the lot along with Rick Buran and Bill McFarland.
- **Bollards removed from the bridge:** Multiple bollards were removed from the bridge by Island Maintenance prior to the annual meeting in July without notice to the Board or Bridge Commissioner and now reside at the beach lot. According to Roger Hanson, those bollards have a significant purpose were they were placed in accordance to Mason County specifications. Roger will supply the documentation prior to the next board meeting and the bollards will need to be returned. If any are deemed unnecessary on the bridge, they can be placed around the island in agreed upon areas.
- **Camera(s) at the top of the hill:** These cameras have been in the budget for a year however they were not purchased or installed. Members requested at the annual meeting in July to follow through on this and install the cameras at the top of the hill facing north and south so Community Watch has better surveillance of the entire island.
- **Letter from Ragguci's regarding tree removal on their property:** Mr. and Mrs. Ragguci sent a letter to the TICC email address requesting payment from the Board in the amount of \$375. This is in regards to an invoice they incurred from having to hire a new tree removal company because their original contractor's progress was stopped by a former Board member telling them the tree in question was on Treasure Island property. The Ragguci's had their land surveyed after the Board member suggested the tree was on TICC property and the tree is in fact on the Ragguci's land, not TICC. The tree removal was included in the original estimate from their contractor and they had to hire a new contractor to complete the job adding an extra expense. The current Board does not feel this is a TICC obligation and will **TABLE** this for now and review the situation with the ex-Board member in question to resolve the issue.

New Business:

- The Board discussed two **URGENT** issues: Vacancy of the Secretary/Treasurer position & Water Commissioner Vacancy.
 - A letter from new home owner Tom Farmer requesting consideration for a Board position was read aloud.
 - A **MOTION** was made by Diane McCoy to accept and appoint Tom Farmer as the Water Commissioner, fulfilling a two year term. The motion was seconded by Kamryn Morgan and the Board voted unanimously to approve this motion.
- TICC Maintenance position: It was brought to the Board's attention that the current maintenance employee, Rick Buran would like to resign in the near future.
 - A letter was sent to the TICC email address by Rex Wallingford submitting his interest in applying for the TICC Maintenance position.

- The Board would like to meet with Rick Buran to discuss his current employment contract and duties to better prepare to hire a new maintenance person(s). A meeting will be set up between the Board and Rick Buran before the next Board meeting.
- An emailed letter from Chuck and Donna Tingle requesting to relocate a fire hydrant between house 340 and 350 was read aloud. The Tingle's are requesting Board permission to relocate the fire hydrant 15 feet to the north and place it in a flower bed instead of in the middle of the driveway between the two houses where it is a current danger. The Tingle's accept all financial responsibility for this relocation. A **MOTION** was made by Tom Farmer to allow the Tingle's to move an existing fire hydrant currently on address 350's property and relocate it to a flower bed on address 340's property at the guidance of Mason County/District 3's Fire Chief, they will incur all costs associated with the relocation and will perform the work themselves. The motion was seconded by Diane McCoy, the Board voted in favor of the motion 3:0 with Jack Morgan obtaining as a potential conflict of interest.
- A request from members was made to the Board to create generic TICC Board email addresses to be contacted more easily and to not use personal email addresses for Island communication. The Board will meet in the week to follow to create TICC-specific email addresses that will follow the position as terms end and will be distributed to the membership immediately.
- The Board would like to review and potentially make changes to some of the current TICC Bylaws over the next year. This would require the TICC Attorney to review them and a fee would be associated with doing this. The Board will update all members as this progresses and input from the membership will be requested at times.
- The Board will host a series of workshops for Board members only to review job descriptions, Bylaws, RCW's and anything else pertaining to their current job descriptions and obligations. The date for these workshops will be determined in the week following. These will be closed meetings.
- Discussion took place regarding an unauthorized tree removal at the Dock lot when the diseased or dead trees were removed. It was mentioned that seven trees were actually taken down when only six were tagged for removal. Authorization for the seventh tree was given by former board member without Board approval. This will be **TABLED** for now until the new Board reviews the information.
- The Board had a brief discussion of how the Rules and Regulations of TICC were presented and approved in 2016. The current Board would like to review the version submitted for a vote by the membership against what is currently posted.

Commissioner Reports:

- **Dock-** Bill McFarland: Bill thanked Rick Buran, Nancy Benson and Pat Richmond for their efforts cleaning up the dock lot recently. Please make sure if you do want to clean up a designated area, please contact the commissioner for that area so it is documented there is a volunteer crew working for safety issues and to make sure all clean up debris placement is considered. Bill has replaced a few cleats on the dock. He would like to repaint the load/unload zone on the dock and replace the chicken wire on the wood bridge of the dock. There is a blind spot on the corner when leaving the dock lot that Bill will address and potentially paint "one-way" arrows guiding traffic around the circle so no accidents happen.
**Please fill out the boat sign-in sheet completely and accurately, this is out of courtesy to all boat owners and is for safety reasons.
- **Beach-** Diane McCoy: Diane would like create an action plan to beautify the common area including the parking lot, undercover area and fire pit. A clean-up crew will be called upon in the near future to help with a BBQ following to thank the volunteers. The Sherriff would like to see some of the limbs on the taller trees cleared so they can see down to the beach while doing routine patrols. The railroad tie stairs leading down from the road will need to be replaced soon as they are starting to rot and could create a hazard. Diane would also like to look into adding a motion light to the shed.
- **Roads-** Kamryn Morgan: Received the roads binders from former Commissioner Tom Spaulding and Tom will provide his former list of ideas/concerns for the roads. The new Board will need to review the Asphalt Replacement objective and decide when to move forward with the resurfacing the roads. Immediate attention needs to be given to the speed bumps, they will be repainted after Labor Day Weekend when island traffic slows down due to shutting down one side of the road per day.
- **Security-** Vacant: N/A
- **Bridge-** Ken Sanberg: N/A
- **Water-** Vacant: N/A