

TREASURE ISLAND COUNTRY CLUB

Treasure Island Country Club

December 9, 2017

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

Meeting Minutes

Call to Order: Vice President Diane McCoy called the meeting to order at 9:01 AM at the Grapeview Fire Hall.

Roll Call:

Jack Morgan - *President*
Diane McCoy - *Vice President*
Kamryn Morgan - *Secretary/Treasurer*
Tom Farmer - *Water Commissioner*
Bill McFarland - *Dock/Beach Commissioner*
Ken Sanberg - *Bridge Commissioner*

Members present: Gordon Godfrey/Tina Campbell/Beth Brooks

MOTION was made by Kamryn Morgan to approve the meeting minutes from 10/07/2017 and seconded by Tom Farmer. Motion passed unanimously.

Financial Report- Janet Biggs

- Balance Sheet 11/30/2017: Total Assets \$724,171.87
 - General O&M Fund balance: \$32,234.78
 - Reserves/ARF: \$500,142.91
 - Special Assessment: \$191,794.18
- Loan Paydown 11/30/2017
 - \$723,291.06
- Budget Comparison 11/30/2017
 - Legal Fees: budget \$7,000/YTD \$11,671.27
- Delinquent account status:
 - One delinquent account paid their fees in full however the lean will remain on their property.
 - Two lots have paid their bridge feeds in full.

Janet advised TICC should move \$70,000 out of the ARF/Asset Replacement fund (current balance \$158,425.13) and into the Western Alliance account to comply with FDIC insurance limits. Kamryn Morgan made a MOTION to move \$70,000 currently in the ARF/Asset Replacement fund to the Western Alliance/IFC account to meet FDIC insurance limits. Tom Farmer seconded the motion, motion passed unanimously.

Old Business:

- Review and potentially update current TICC Bylaws, would require Attorney to review: Ongoing with the Board, no changes have been made at this time.
- Discuss the validity of how the Rules and Regulations of TICC were presented and approved in 2016 : Ongoing with the Board, no changes have been made at this time.

- Workshop for all Board members to review job descriptions, By-laws, etc: Ongoing with the Board, no changes have been made at this time.
- Update on 1681 E TI Drive: the Board is still pursuing this very heavily with the guidance from a new Attorney, no further updates available at this time.
- 2 new security cameras were installed at the top of Treasure Island Drive, pointing north and south by Rex Wallingford, Jack Morgan and Bill McFarland. Island Watch has access to the cameras and monitors them daily.
- Lot # A-1/2 property line dispute update: TICC continues negotiations with both attorneys, no updates yet.
- 1681 Update: a nuisance letter was sent to the property owners with no response, abatement process has been initiated.

New Business:

- Bridge Earthquake Insurance Policy renewal through 12/12/2018; Tom Farmer requested a list of vendors so the Board can get new estimates over the next year. Kamryn Morgan made a MOTION to renew our bridge earthquake insurance through the current vendor, Propel for 2018. The motion was seconded by Diane McCoy and passed unanimously.
- Set a date for bridge Christmas light installation each year: the Board would like to continue to make this an annual event and wanted to adopt the first Saturday after Thanksgiving as the annual date. Diane McCoy made a MOTION to adopt the first Saturday following Thanksgiving as the TICC Bridge Christmas lighting date. The motion was seconded by Ken Sanberg and passed unanimously.
- Discuss new sick time labor law coming up in 2018: 1 hour of paid sick time for every 40 hours worked which applies to part time employees and affects TICC employees. Diane McCoy made a MOTION to accept the 1 hour of paid sick time to all TICC employees for every 40 hours accrued. Ken Sanberg seconded the motion and the motion passed unanimously.
- Discuss problems associated with short term rental homes such as VBRO/Air BnB on the island: Shellfish privileges are being taken advantage of, beach trespassing, TICC boat dock being monopolized by guests. Jack requested to carry this discussion to "old business" at the next meeting so the Board can contact rental owners and discuss some sort of common rules associated with their short-term rentals.

Commissioner Reports:

- Dock- the gate lock is broken and will be fixed before the summer, the gate has been closed but not locked for the winter. Bill would like to research adding solar lights to the dock, possibly motion censored before summer.
- Bridge- Christmas lights were put up on the bridge: Thank you to Tom/Cheri Swettenam, Pat Richmond, Ernie Lucerno, Tom Farmer and The Mayer's. One planter from each side of the bridge was removed and placed at the north and south end of the island; this gives better access to the bridge. The pedestrian walking area is tight and Ken would like to research if the bollards are actually necessary.
- Beach- gate has been shut for the winter but not locked.
- Road- TICC received a bid from Asphalt Solutions to paint speed bumps multiple times a year, seal asphalt, grind and patch depressed areas and other small repairs for \$26,000. Speed bumps were painted yellow recently and they will continue work after winter.
- Water- Fire hydrant relocation at #340 was completed by PUD and paid for at the expense of the homeowner. Coliform tests done in October/November came back negative and are scheduled for December. PUD will also be inspecting the double check valves in the pump house. Heaters in the pump houses have been replaced and Tom requests that the pump houses not be used for Island storage due to fire hazards and personal information.

Community Announcements:

New PUD "smart meters" have been installed to all North Mason residents; this eliminates a person coming out to read meters.

TICC website is under construction! The web designer from Raft Island has agreed to help redesign our site.

The next Board meeting will take place at the Grapeview Fire Hall on **February 17, 2018**.

The Board has new individual email addresses that will be passed onto new Board members when terms end as a way of record keeping. The regular email address is still active and being monitored: TreasureIsland44@yahoo.com however if you need to reach a board member individually, please use the following:

TIPresident@treasureislandcountryclub.org

TIVicePresident@treasureislandcountryclub.org

TISecretary@treasureislandcountryclub.org

TIWater@treasureislandcountryclub.org

TIBridge@treasureislandcountryclub.org

TIBeach@treasureislandcountryclub.org

TIDock@treasureislandcountryclub.org

TIRoad@treasureislandcountryclub.org

Meeting adjourned at 10:24 AM

Minutes written by Secretary Kamryn Morgan.

The Board entered **Executive Session** at 10:25 am to discuss funds associated with the installation of the new security cameras and island patrol details.

Executive Session concluded at 11:36 am.

- \$3,500 extra will be paid for the security installation due to price increases and budget issues. Diane McCoy made a MOTION to approve spending \$3,500 extra on the security camera installation, motion seconded by Kamryn Morgan. Motion passed unanimously.
- The Board discussed Deputy Sherriff patrols details/funding for the island, Kamryn Morgan made a MOTION to approve the funding for Sherriff patrols, seconded by Diane McCoy, approved unanimously by the board.