

Treasure Island Country Club

August 2, 2023 at 7PM

Meeting Held via Horton Community Center and Zoom Meeting

(<https://us06web.zoom.us/j/81986324627>)

Meeting Minutes

Call to Order: President Aaron Howard called the meeting to order at 7:02 PM.

Roll Call:

Aaron Howard	President
Kerstin Hilton	Secretary
Sarah Voss	Treasurer/Water Commissioner
James Horton	Dock/Beach Commissioner
Rick Buran	
Joe Ragucci	
Darci Russell	

Also Attending:

Jennifer Csonka - HOA Community Solutions

Members Attending (in-person and Zoom):

Diane Bell/Terry Chew	Jean Farmer	Paula McNaughton
Nancy Benson	Kim Henwood	Kate Owen
Eliza Brooks	Donna Kelley	Sondra Ragucci
Judy Carter	Betty Lewis	Pat Richmond
Karel Chessum	Linda/David Madson	Pat Warner
Renee Chessum/Herb Roraback	Patty Mayer	Rod Wilkinson
Dan Downey	JuleAnn/Lowell Mayhugh	Todd Wilson

- Sarah moved to accept the minutes from June 7, 2023, Board meeting. Rick Buran seconded the motion. Motion passed.

Commissioner and Officer Assignments – The following assignments for the coming year are:

Aaron Howard – President
Darci Russell – Vice-President, Beach Commissioner
Kerstin Hilton – Secretary
Sarah Voss – Treasurer
Rick Buran – Bridge and Roads Commissioner
Jim Horton – Dock Commissioner
Joe Ragucci – Water Commissioner

Jim made a motion to accept the assignments. Sarah seconded the motion. Motion passed unanimously.

Commissioner Reports - Reports attached.

- **Dock** - James Horton
A recommendation was made for the Board President to write a letter to DNR after the dock project is complete. All agreed this is a good idea.
In addition to his report, Jim reported that the rubber bumpers attached to the dock are deteriorating. Initial quote for replacing them is approximately \$3,000. No decision was made.
- **Bridge** – report submitted by previous commissioner Dan Downey
- **Beach** – report submitted by previous commissioner Jim Horton
- **Roads** - report submitted by previous commissioner Dan Downey
- **Water** - report submitted by previous commissioner Sarah Voss

Old Business:

- Landscaping Vendor – Sarah sent a Scope of Work to 12 vendors, requesting bids for providing landscaping services to common areas on the island. One bid was received. Three vendors want to tour the island prior to submitting bids. The deadline for receiving bids is extended by one week.
- Expense Reimbursement Procedure – Use the reimbursement form on the website when requesting reimbursement. Attach receipts. Email or hand deliver the paperwork to Sarah for processing.

New Business and Member Comments:

- Soliciting on the Island – The membership gave permission to the Board to send a letter to Ecoshield, reminding them that solicitating is not permitted on Treasure Island. All members using services are encouraged to remind vendors of our No Solicitation rule.
- Kim Henwood asked the Board for help communicating to those who use the Beach area to follow usage guidelines as specified on the website. There was discussion about installing a privacy fence near the porta potty. The dead madrona tree should be removed. A decision was made to improve communications about use of Beach and Dock areas.
- Island Security –Talking to each other and keeping an eye on our island is our best course of action for insuring safety.

Committee Reports:

- South Island Park Committee – Chairperson, Kate Owen reported that the area will be cleaned up, planted with low-maintenance shrubs, and an area of picnicking will be established. Money from the potluck raffle will be used to fund the project. All members are encouraged to help at the August 19, 2023 clean-up party. Contact Kate with questions at kateowen48@gmail.com or 801-694-7908.
- Communications and Community Events committee – The membership supports the formation of Coms Committee. Contact any board member or Jennifer Csonka if you are interested in participating. The website is updated with board member contact information.

Financial Report- As of 7/24/23 – Report presented by Sarah Voss

- Balance Sheet as of 7/24/2023
 - O&M Account \$181,637.14
 - ARF Accounts \$648,332.14
 - Bridge Accounts \$25,289.76
 - **Total Bank balances \$855,259.04**

- Delinquent Accounts-as of 7/24/2023
 - 60-89 days delinquent accounts owe a total of \$1,134.33.
 - 90 days delinquent accounts owe a total of \$69.06.
 - Over 120 days delinquent, owe a total of \$5,097.19.

Member Comments (2 minutes max) – no other comments

Community Announcements – no other announcement

The Board meeting was adjourned at 8:58pm.

Next board meeting is October 4, 2023 at 7:00 pm at the Horton Community Center and Zoom.

Minutes written by Secretary, Kerstin Hilton.

COMMISSIONER REPORTS – August 2, 2023

Beach Commissioner Report – Jim Horton

The new paver pathway was completed in July. Many thanks to volunteers Don and Patty Mayer for a job well done.

Bridge Commissioner Report – report submitted by Dan Downey

1. Spring and Summer 2023 was marked by:

- Painting the upper bridge rail with a cold-galvanizing product - turned out good
- Work party to rebuild the concrete planters and their irrigation system - looks great
- Overhaul the bridge Edison light strings, and regulate them with photocell switches - Members have varying opinions about this type of lighting for the bridge. Other options are rail-mounted 110V LED downward-facing floods (not the dim 12V landscape “night lights” currently mounted on the rail), or quaint streetlight-like overhead fixtures on poles.

Dock Commissioner Report – Jim Horton

Our dock piling and pier replacement project continues to be under budget and ahead of schedule. We received word today, July 19 that our Mason County Building Permit was approved. Cost of the building permit and all reviewing fees and surcharges totaled \$4,380.

Our members approved a Phase I budget for:

Permitting	\$24,090	Includes 8.5% sales tax
Contingencies	<u>10,113</u>	
Total	\$34,203	

Permitting funds remaining	\$10,077
Expected expenditures	
Marine mammal monitoring	<u>5 to 7,000</u> **
Anticipated amount under budget	\$3,000 to 5,000

**Monitoring cost depends on the number of pile driving days (1 or 2).

At this time we do not expect any expenditures for contingencies.

Phase II (construction) is scheduled for mid to late September. The exact timing depends on tides. Pile driving is only expected to take a day, possibly two. Our pier is being fabricated in Marine Floats Tacoma workshop and will be barged to Treasure Island, lifted and bolted into place. Onsite construction is expected to be a week or less.

Construction	\$255,244	Includes 8.5% sales tax
Contingencies	<u>19,756</u>	
Total	\$275,000	

We are going to spend some contingency money to replace the existing blue fence. It will be a cable type fence that will not detract from our view and will also prevent a small child from getting underneath, or through, the fence.

I have talked with three contractors. They are working on their bids. quotes. Hopefully we will have new pilings, pier and fence before Thanksgiving.

Roads Commissioner Report – report submitted by Dan Downey

1. Road system on the Island is operational. Cleaning and preventative maintenance is year round. Consideration of contracted cleaning and preventative maintenance of the roads by a service company is underway by the Board.

2. Plans underway to:

- Grade and fill pot holes on inner utility road by Dave Parker and his son, TJ. Other consideration is to control dust on this road with either a cellulose product, lignin, which binds with the dust and lowers its mobility, or a ground-up asphalt product (not hot asphalt paving) which embeds to the existing dirt / gravel surface and slows pot hole recurrence.
- General repair of cracks and deterioration over the entire road with repair / replacement of severe crumbling, or applying hot tar to seal simple cracks.
- Finally, the north and east parts of the culvert drain system need cleaning and restoration of a deep, continuous culvert to carry surface runoff to the catch basins that route stormwater to the east side mid-island drain to the Sound.

Water Commissioner Report – Sarah Voss

June and July have been high water usage months all over the state. We are no exception. Fortunately, TICC water system has stayed at standard pressure and has maintained the quality that we have come to expect. As members of a private water system, we all have a responsibility to be mindful of our quality resource and to practice water conservation whenever is possible. The Washington State Dept of Health has a division called Office of Drinking Water. ODW puts out a monthly newsletter with tips, observations, updates on regs and classes on just about anything relating to water. You can find a lot of useful information on that website.

June was flushing month for fire hydrants and standpipes, and yes, we have a working fire hydrant system. It is not Mason County Fire Dept first line of defense on the island, but it is a charged and working system if needed. After that flushing many of us experienced surging and cloudy water. Those were not a result of the fire system flush. Our domestic water system had a couple of electronic fails with wells #2 and #3. Those have been addressed and repaired by Northwest Water Systems. I called our water system manager and reported there was still cloudy water post repair. I know that the cloudiness is just extra oxygen and it dissipates in less than 30 seconds. It is not harmful to drink at all. NWWS field manager said “You would be surprised at the amount of water systems in Washington with that concern this year, and with no water system distribution failures. Possibly high temps, lack of rain, there is no finite explanation.” NWWS manager said he would review the video, pictures and notes from his technician and continue to monitor TICC water system. Please if you have concerns, see water

bubbling where it shouldn't be, or are experiencing pressure problems, contact me, Sarah Voss 509-580-0940 or stop by at 20 E Treasure Island Dr.

I read an article in the AARP Bulletin called "The Surging Cost of Water". It made some good points that TICC members need to be cognitive of. Did you know the average American family uses more than 400 gallons of water a day, with 70 percent of that for indoor uses. Can you imagine what we pushed through our system over this last 4th of July holiday? Our water system infrastructure is over 50+ years old. Such age leads to breakdowns, outages, main line breaks, which lead to maintenance, materials, and labor costs that are only on the rise. We have all been relying on a system that is sort of "out of sight, out of mind". Conservation, being water wise and understanding that the financial impact of supplying quality drinking water to our community is entrusted to all who enjoy Treasure Island.