

TREASURE ISLAND COUNTRY CLUB

MINUTES OF THE BOARD OF TRUSTEES SPECIAL MEETING held February 19, 2015, at the Grapeview Firehall/Horton Community Center, 4350 East Grapeview Loop Road, Grapeview, WA. The meeting was opened at 5:00 PM by Vice President David Madson and attended by Commissioners Roger Hansen, Larry Grumme, Ken Sanberg, Morina Dustan, and Mike Croke and Cheri Swettenam who attended by conference telephone; employee Linda Pryor, member Lowell Mahugh, and guest Kim Wallingford.

David Madson noted the special meeting was called to discuss the sale of lot 242, recently acquired by the Association through assessment default.

EXECUTIVE SESSION

MOTION to go into Executive Session to review and discuss offers received for the purchase of lot 242 (authorizing Linda Pryor to attend) was made by David Madson, seconded by Ken Sanberg and passed.

David Madson opened the Executive Session at 5:05 PM; Executive Session was closed and the regular meeting reconvened at 5:11 PM.

David Madson reported the Trustees reviewed three offers for the purchase of lot 242; the offers will be handed over to a real estate professional to follow up on. As per the attorney's advice, action will be taken to hire a real estate professional to represent the Association's interests and handle all aspects of the property sale to confirm that fair market value is received and that all required disclosures have been made.

The Trustees reviewed and discussed quotes received from three real estate companies to handle the sale of lot 242. Green Realty (Olympia) would charge 8% of the sales price to market the property and complete the sale. If there is a reserved buyer, the fee would be \$1,000 to represent the Association in the sale of the property.

Better Properties (Gig Harbor) would list and sell the property for 10% of the sales price, or 6% if there is a reserved buyer. Windermere Realty (Allyn) would charge 8% to list and sell, or 4% if there is a reserved buyer.

The Trustees reviewed a prioritized breakdown of how the sale proceeds would be disbursed: Sales costs (estimated), the loan obligation to Mutual of Omaha for the special assessment, reimbursement to the Special Assessment Reserve Fund (for legal fees, etc.), and Dues, late fees and interest that have been charged to lot 242 by the Association. These costs total approximately \$49,500. When the selected realtor completes a fair market analysis and recommends a selling price, a meeting will be held by conference call to vote on acceptance of the recommendation.

David noted the attorney highly encouraged the Board to sell the property quickly. This may result in some loss, but the Association is accruing loss due to lost revenue and paying interest on the loan share for this property.

MOTION to authorize David Madson to sign a contract with Windermere Realty on the stipulation that 1) They list and post the property, 2) If any of the three offers provided by the Club are accepted, the fee will be 4%, and 3) If they bring in a better offer, the fee will be 8%, was made by Roger Hansen, seconded by Ken Sanberg and passed.

MOTION to convene by conference call to facilitate accepting any valid offer conveyed by the realtor was made by Morina Dustan, seconded by Roger Hansen and passed.

ADJOURNMENT

David Madson adjourned the meeting at 6:00 PM.

Written by Linda Pryor/Executive Secretary