

Treasure Island Country Club
October 5, 2022
Meeting held Via Zoom Meeting

Meeting Minutes

Call to Order: President Diane McCoy called the meeting to order at 7:06 PM.

Roll Call:

Diane McCoy	President/Roads	Kerstin Hilton	Secretary
Patty Mayer	Vice President/Beach	Aaron Howard	Treasurer
Sarah Voss	Water Commissioner		

Members Attending:

Tom Swettenam

Also Attending:

Stephanie Hahn, HOA Community Solutions

- Approval of minutes from September 7, 2022, Board Meeting
- Patty made a motion to approve the September 7, 2022 Board Meeting minutes with a correction to change “floating” to “floating dock”. Sarah seconded the motion. Motion passed.

Financial Report- As of 7/31/2022- Reports attached

- Balance sheet
 - O&M Account \$149,543.06
 - ARF Accounts \$561,520.38
 - Bridge Accounts \$106,344.67
 - Total bank balances: \$817,408.11**
 - CIT Bridge Loan Balance \$94,476.65
- Delinquent accounts- As of 9/26/2022
 - 60-89 days delinquent accounts owe a total of \$109.97
 - 90 days delinquent accounts owe a total of \$226.50
 - Over 120 days delinquent, owe a total of \$1,222.26

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
- There continue to be ongoing instances of vandalism. Report issues to the appropriate governing body: sheriff, child protective serviced. It’s important to have documented facts

Old Business:

- Governing Document restatement update – Motion made by Sarah to return latest edits to Condo Law to ensure all comments are incorporated into latest documents. Aaron seconded the motion. Motion passed.

New Business:

- Financial suggestion for TICC bank accounts to ensure interest is earned and funds are FDIC insured
 - Operating (O&M)- \$100,000 placed into INTRAFI Network- \$50,000 into MMDA (Money Market) at the current rate of .20% APY. \$50,000 in a 6-month CD at 1.25% APY.
 - Reserves (ARF)- \$400,000 placed into the INTRAFI Network- \$100,000 in a 6-month CD at 1.25% APY, \$200,000 into two 12-month CDs at 1.75% APY. \$100,000 into MMDA (Money Market) at a current rate of .20% APY.Sarah made a motion to accept the above calculations. Aaron seconded the motion. Motion passed.
- Annual Meeting feedback
 - Received 13 responses, 9 signed their name. (5% response rate of total membership)
 - Summary:
 - Annual meeting Zoom & in person. (13 votes, with varied responses)
 - More reflective material on speed bumps. (1 vote)
 - Gravel needed on Fire Lane (1 vote)
 - Maintain & upgrade Cabana. Get a professional quote. (13 votes, with varied answers)
 - Complete beach south side pathway w/ handrail (1 vote)
 - Island maintenance to be done by volunteers (3 votes, but no one volunteered to help)
- Water cross connection control policy- prepared by Northwest Water Systems
 - Cross-connection policy is mandated by state and federal government. It protects water from contamination due to back-flow failure. We have not been in compliance since 2016-2018.
 - NWS can provide the service. Sarah requests the board review NWS's water policy sent to the board last week and be ready to vote on it at the December board meeting.
- Preliminary discussion on emergency planning. – Discussion is tabled until the December board meeting.

Member Comments (2 minutes max) – No comments from the membership.

Motion was made by Kerstin to adjourn the meeting. Aaron seconded the motion. Meeting adjourned at 8:48 PM.

Next Board Meeting: December 7, 2022 at 7:00 PM via Zoom.

Minutes written by Secretary, Kerstin Hilton.

COMMISSIONER REPORTS – October 5, 2022

Beach Commissioner Report – Patty Mayer

On Sept 13, contacted Darell Newman, referred by Mike Zech, to request a bid for Cabana. Bid 1 to patch & repair. Bid 2 to update & improve a design.

No response to date.

Discussed with Sam Vetter a French drain project at base of parking lot drive, to start in October. Weather & volunteers dependent.

Bridge Commissioner Report – Dan Downey

Bridge Emergency policy is being written, and painting plan is underway, with hope of beginning in 2022.

Nothing new on lighting system change, nothing new on security gate research. Still uncertain if any periodic mechanical inspections require doing

Treasure Island CC Water Commissioner Report for September 2022 – Sarah Voss

Drinking Water Samples were taken August 11th and Sept 9, 2022, by NW Water Systems. The samples came back Satisfactory from the State Dept of Health.

I performed my monthly inspection of the pump houses and booster pump station. Other than a few extra spiders the equipment is operating normally. I now have Water shut off valve keys, thanks to Patty Mayer for discovering them in the Beach shed. I plan to clean them up and have them in the pump houses this last week of September.

Meter plaques identification is complete. I am so grateful to Patty, Don and Jeff Mayer for implementing this water box identification program. It is so helpful and efficient.

Roads Commissioner Report – Diane McCoy

Road repairs are on hold till 2023. We'll take a look at the marked areas and decide if painting needs to be done.

So far the cleanup should keep the ditches draining this winter.

Purchasing more Ice Melt preparing for winter.

Exciting news we've got some yellow paint just enough to put stripes on the rest of the speed bumps. Also repainting the stop sign on the road with white paint. Should be able to get more yellow paint soon.

Dock Commissioner Report – Jim Horton

We received the first of six separate approvals required prior to the commencement of Phase II (construction) of our Dock Piling & Pier Replacement project. A copy of the WA Dept of Fish & Wildlife approval is attached. The remaining five approvals are:

Mason County Shoreline Exemption

SEPA determination

Building permit

DNR approval

US Army Corp of Engineers permit