

TREASURE ISLAND COUNTRY CLUB

**Treasure Island Country Club
Board Meeting Minutes
April 1st, 2017**

Meeting held at the Grapeview Fire Hall/4350 E Grapeview Loop Road

Board Members Present:

Dave Madson President

Larry Grumme Vice President

Ken Sanberg Bridge Commissioner

Kamryn Morgan Secretary/Treasurer (by phone)

Cheri Swettenam Beach Commissioner (by phone)

Not present:

Dan Meddaugh Dock Commissioner

Community members present:

Pat Richmond/Nancy Benson/Dick Benson/Steve Bright/Sheldon Pritchard/Jody Grumme/Tina Campbell/Beth Brooks/Morina Dustan/Jack Morgan/Bill McFarland/Pete Indahl/Dave Patnode/Bennett Jones

The meeting was opened at 9:05 AM by President Dave Madson.

Meeting Minutes from December 3rd, December 15th, January 12th and February 4th were posted to the TICC website prior to this meeting for the community to read through and bring any discussion or questions to today's meeting. We will no longer be passing out hard copies of the minutes at meetings; the community is urged to visit the website to view draft minutes.

A **MOTION** was made by Larry Grumme to approve the [draft minutes from December 3d, 2016](#). Ken Sanberg seconded this motion. Motion passed unanimously by board members present.

A **MOTION** was made by Kamryn Morgan to approve the [draft minutes from December 15th, 2016](#). Larry Grumme seconded this motion. Motion passed unanimously by board members present.

A **MOTION** was made by Larry Grumme to approve the [draft minutes from January 12th, 2017](#). Ken Sanberg seconded this motion. Motion passed unanimously by board members present.

A **MOTION** was made by Ken Sanberg to approve the [draft minutes from February 4th, 2017](#). Cheri Swettenam seconded this motion. Motion passed unanimously by board members present.

FINANCIAL REPORT

Janet Biggs of HOA Community Solutions presented the Balance Sheet as of 02/28/2017. The bridge loan balance as of 12/31 was \$895,465.08, down from last recorded minutes on 12/06/2016 at \$904,165.29. The Budget Comparison YTD Variance was also discussed showing the only concern thus far is in island legal fees, over budget by \$6,432.22.

As of 2/28/17, 14 owners had not paid the 2017 Annual Assessment on their lot(s).

-Reminder billing statements were mailed to these owners.

-Late fees and interest will be charged to these owners on 3/17/17 per the Collection Policy and they will also be sent statements.

· Lot #201: remains unpaid and is delinquent in the amount of \$8,054.72.

TICC Attorney is recommending that TICC either vote to commence with foreclosure proceedings or to hold off and re-evaluate in a few months in hopes that the mortgage lender would step in with their own foreclosure. At this time, the mortgage lender is cooperating and has initiated foreclosure proceedings.

- Lot #213: remains unpaid in the amount of \$6,299.60.

TICC Attorney mailed a final demand letter which was signed for; however, no response has been received from the owners.

- TICC Attorney recommends pursuing either foreclosure or a personal obligation lawsuit.

- Property is estimated to be worth \$80,000+.

- 55 owners are still paying on the bridge loan.

- The bridge loan was re-amortized and the payment is now below \$8,600; it was over \$10,000.

- Olympia Federal Savings, KeyBank and a petty cash account have been closed and consolidated all to Alliance Bank.

- Financial review is still in process with Harthstone CPA and should be complete in early April.

Commissioner Reports:

WATER- Water Use Efficiency Goals: we're required every 6 years to review and establish new water use goals by the State of Washington; previous goals were established in 2011. The Water Efficiency Team (Larry Grumme, Skip Beahm, Darryl Axelson and Rod Wilkinson) have established draft goals for 2017:

1. Reduce total water consumption on the Island by 2% in the upcoming 2017- 2023 term.
2. Work with customers to identify and proactively fix leaks.
3. Obtain and maintain a distribution leakage equal to or less than 10% in the upcoming 2017-2023 term.

Public meeting May 20th @ 10 am to present the water efficiency goals in more detail

A **MOTION** was made by Dave Madson to approve the water efficiency draft goals mentioned above so they can be presented and discussed further at the public meeting May 20th. Ken Sanberg seconded the motion. The motion was passed unanimously by members present at the meeting.

The Department of Health requires the water team once a year to send out a water quality report to residents detailing the results of the previous year's water quality testing. This report will go via email to those who have addresses on file with the board or a paper copy will be mailed. We pumped over 329,000 gallons of water in February which was lower than this same time last year and lower than our 10 year average which was 379,000 gallons. So far in 2017, we pumped only 690,000 gallons of water. The water meters were read 03/31; this is done quarterly and the results will be available soon. We have 225 current connections on the island and 10 lots without connections. February and March's coliform tests were negative. Upcoming projects:

- Installing isolation valves at the north and south ends of the island so if a leak is detected, that particular valve can be shut off and not affect the entire island's water usage while the leak is repaired.

- There are six sample stations around the island. New sample equipment will be installed in those stations this spring and were funded through the Asset Replacement Fund.

BRIDGE- Ken Sanberg addressed the green moss growing on the bridge from the winter and he's gotten a couple of quotes from local pressure washing companies that he felt were unfavorable. He will continue to look for a professional pressure washing company and would like to wait until the middle or end of May due to the weather. Pressure washing will be done with fresh water only, no chemicals. Ken has not gotten the report back from the bridge canister cleaning company; he will follow up and see if he can get the report/results emailed ASAP.

BEACH- Cheri Swettenam will be forming a work party toward the beginning of the summer for general beach clean-up. Dave Madson mentioned a winter storm had pushed the log partition up into the fire pit and it will need to be removed in the general clean up. Cheri did ask if the Island had a chain saw to use; the island does not but Morina Dustan volunteered hers to use for clean-up.

ROADS- Tom Spaulding has resigned as Road Commissioner; there is no report to give on the status of the roads at this time. Member Jack Morgan requested a status update from the Board regarding the letter he wrote the board about trees at 321 E Treasure Island Drive visually blocking the exit and entrance of the driveway at 311 E Treasure Island Drive. He is concerned they are a safety issue. A member mentioned that the homeowner of 331 E Treasure Island Drive has said they would sue the board if the trees in question had to be removed. It was pointed out by former Road Commissioner Morina Dustan that the trees are in fact on TICC property/right of way and if this is a true safety issue, it needs to be addressed. Dave Madson agreed to meet with Jack Morgan Tuesday, April 4, 2017 at 10:30 AM to discuss the matter more.

SECURITY- Dave Madson reported the cameras are working well and the TICC community camera is live so off-island residents can view the bridge. Ken Sanberg asked if a camera at the top of the hill from the bridge was still going to be installed, Dave Madson acknowledged installing new cameras and the security software was already in and the cameras are still on the agenda. Dave will address the camera installation with the board at a future meeting.

DOCK- unavailable.

Unfinished business:

Dock Lot Tree Removal Charter- there were thirteen people who volunteered to participate in the Charter Committee. At this meeting the seven committee members were named.

-Dave requested the committee meet only twice and come to the May board meeting with their results.

New Business:

Dave Madson received a phone call from the owners of lot #250 (381 E Treasure Island Drive), there is a tree possibly in the island right of way and the lot owners are requesting to remove the tree (at their own cost) to continue building on their lot. Dave presented a photo of the tree and the property lines to the members at the meeting to discuss.

A **MOTION** was made by Kamryn Morgan to allow the owners of lot #250 to remove the tree at their own expense. The motion was seconded by Ken Sanberg; the board voted unanimously to approve this motion. Dave will call the lot owners and will provide written approval for the removal.

The board wanted to let the community know officially that Tom Spaulding had resigned from the position as Road Commissioner in early February. The board is currently operating with six members, we have not actively tried to fill this vacant position but we would like to speak with anybody that is interested in filling this position and serving on the board. If there is no immediate interest, we will address this vacant position at the annual meeting.

Member Beth Brooks addressed the board audience stating that she and Tina Campbell are trying to work through the land dispute with their attorney and the TICC attorney as amicably as possible. Beth presented a document showing the footprint of the original cabin to the membership. President Dave Madson thanked the land owners for speaking up and this issue will be discussed at a future meeting.

Member Morina Dustan questioned the lights that have been put on some of the PUD poles around the island and asked if those needed to be approved by the board before being installed. Morina asked that the board draft and adopt a policy that governs how and when the lights are authorized and installed by the PUD. Dave Madson addressed this saying anybody could call the PUD and request a light be installed and they do not need board approval as long as the person pays for them out of their pocket. Morina will write the board a letter requesting a policy to be written up and voted upon.

Member Bennett Jones thanked the board for their service and asked to remove himself from the tree committee candidate pool due to a conflict of interest.

President Dave Madson adjourned the meeting at 10:27 AM.

Following the closure of the meeting, the Dock Lot Tree Committee candidates were selected by Dave Madson and he reopened the meeting at 10:46 AM for the board to vote on his selection.

Larry Grumme made a **MOTION** for the following candidates to be appointed to the Dock Lot Tree Committee Charter: Morina Dustan/Nancy Benson/Jack Morgan/Bill McFarland/Pat Richmond/Dave Patnode/Steve Bright/Sheldon Pritchard and Larry will modify the charter to indicate there will be eight members on the

committee instead of the seven previously noted. The motion was seconded by Ken Sanberg and passed unanimously by the members present.

The meeting was adjourned at 10:32 AM.

Written by Secretary/Treasurer Kamryn Morgan.

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