

## Treasure Island Country Club

February 17, 2018

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

### Meeting Agenda

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**Call to Order:** President Jack Morgan called the meeting to order at 9:02 am at the Grapeview Fire Hall.

**Roll Call:**

Jack Morgan	President	Tom Farmer	Water Commissioner <small>(absent)</small>
Diane McCoy	Vice President	Bill McFarland	Dock Commissioner
Kamryn Morgan	Secretary/Treasurer	Vacant	Beach Commissioner
Diane/Jack	Road Commissioner	Ken Sanberg	Bridge Commissioner

Sign in sheet for members present:

**Approval of minutes:**

- Approval of minutes posted to the website in draft form from the 12/09/2017 Board Meeting: A **MOTION** was made by Ken Sanberg and seconded by Diane McCoy to approve the meeting minutes with the removal Pat Richmond's name from the Bridge Christmas lighting, she was not present. The motion was passed unanimously.

**Financial Report- Janet Biggs**

- Balance Sheet 02/16/2018: Total Assets **\$788,081.64**
  - General O&M Fund balance: \$78,871.50
  - Reserves/ARF: \$11,310.00
  - Special Assessment: \$1,067.70
- Delinquent accounts status: two lots are in arrears and the Board will discuss next steps in executive session.
- F17/18 Budget vs actual: nothing is out of the ordinary except legal fees regarding SA1/2 lot line dispute and the nuisance issue at 1631 are higher than anticipated when the original budget was approved.

**Old Business:**

- Review and potentially update current TICC Bylaws and CCNR's. Would require Attorney to review:
  - Diane McCoy is just starting to research various other communities to investigate what is working for them and possible changes to TICC rules and regulations.
- 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 but will be addressed soon.
- Workshop for all Board members to review job descriptions, By-laws, etc:
  - Ongoing with the Board, no changes have been made at this time.
- Security Camera Installation/relocate on bridge: the security cameras on the entrance to the bridge have been moved to the north side of the bridge to capture license plate numbers and driver images.
- Ongoing legal issues with Lot S1/2A-Update: no changes have been made, discussion between lawyers.
- 1681 E. Treasure Island Drive: the renter of this home was asked at the direction of the TICC lawyer and the Mason County Court to vacate the premise and not return. Night time traffic to that home has slowed down since then but the individual is still living on Treasure Island.
- Discussion of new 2018 sick time labor law- paper has been filed to adopt this new law.
- Discussion of problems related to short term rental of homes such as VRBO and Air BnB
  - Ongoing with the Board, no changes have been made at this time but are a major concern for the Board to address before summer.

**New Business:**

- Liberty Mutual Insurance Renewal/Review (Janet)- this insurance covers the bridge and common areas around Treasure Island.

A **MOTION** was made by Jack Morgan (seconded by Ken Sanberg) to renew the Liberty Mutual Insurance for 2018 which covers the bridge, etc. The motion passed unanimously.

- Dues payments- it was brought to the Board's attention that some lot owners are requesting the ability to make payments on their dues instead of paying in full in February. This will be discussed in executive session.
- Review end dates of terms from formal board resignations and how they are assigned to new Board members- the Board is reviewing former resignations and determining end dates at the guidance of Janet from HOA Community Solutions and will be published on the website as soon as they are assigned correctly.

#### **Commissioner Reports:**

- **Dock**- Bill McFarland- no updates.
- **Bridge**- Ken Sanberg- no updates.
- **Beach**- Bill McFarland- no updates.
- **Roads**-Diane/Jack- no updates.
- **Island Watch**- Bill McFarland- no updates.
- **Water**- Tom Farmer- no updates.

#### **Community Announcements**

#### **Community Forum/Questions from members**

-A community member noticed pink flags were tied in random trees throughout the island thinking this could potentially be markings for non-permanent residence and potential tagging for theft. A TICC Board member found out it was PUD #1 Water marking areas.

-Address the baggies with business cards that are left in driveways soliciting lawn maintenance. Please make a call to the Sherriff's department to make a formal complaint.

-Question was asked to disburse a TICC lot contact list for emergencies. The Board will discuss this further with Janet on what is available.

-Interest in updating the TICC car sticker to help identify residence and guests. Janet will provide some options from other HOA communities.

-Rod Wilkinson volunteered to fill the vacant board position that will expire in 2018.

#### **Meeting adjourned at 10:45 AM.**

**The Board went into Executive Session at 10:56 AM** to discuss four topics: two delinquent accounts that are in the arrears, the ability for TICC members to make payments on their annual dues next year , the current development of the new TICC website and filling the vacant board position. **The Board returned to the regular meeting to vote on the discussion topics at 11:23 am.**

Discussion between Board Members regarding what to do with two lots that are in the arrears of about \$3,000 occurred and a **MOTION** was made by Jack Morgan (seconded by Bill McFarland) to have the TICC attorney write a letter to each lot owner requesting the accounts be brought up to date ASAP. The vote was unanimous.

The Board discussed the option for members to make payments on their lot dues instead of paying in full by mid-February. It was agreed upon that this could be done on a case by case basis.

Discussion happened on creating a new TICC website that is user friendly for Board members to update as well as HOA Community Solutions staff. Ed Lucas (a TICC Member) has volunteered to assist in creating a new website. A **MOTION** was made by Diane McCoy (seconded by Ken Sanberg) to move forward with Ed Lucas assisting in the creation of a new website.

The Board discussed Rod Wilkinson's volunteer request to fill he vacant position and it was decided that since the term expires in less than 5 months, this position will be filled via a member vote at annual meeting in July.

Minutes by Kamryn Morgan/Secretary.