

## TREASURE ISLAND COUNTRY CLUB

### **About the Reserve Study**

Washington State Law (SB 6215 and HB 1309 as codified in a number of RCW's) requires that an HOA that has significant assets prepare an initial Reserve Study with annual updates to reflect changed conditions. Since we have significant assets, TICC is required to have a Reserve Study performed and presented to its members to meet Washington State Law.

A Reserve Study presents information regarding the physical status, repair/replacement cost, and timing when the association's major common area components need to be replaced, upgraded, or repaired. It converts this into a funding plan to determine the level of funding and timing so that NO Special Assessments or loans will be required for repair, replacement, or upgrade of our components.

The study lays out a schedule of anticipated major repairs or replacements and applies cost estimates to them. It spans a 30-year period and provides a financial planning tool for the association to use when determining homeowner dues and contributions to the Asset Replacement Fund.

TICC's initial Reserve Study was completed by J2 Building Consultants. It was a Level I study that involved site visits as well as interviews with Board members. There are also Level II and Level III studies. A Level III study does not involve a site visit – it uses the Level I report and depends on interviews with Board members to obtain updated information. A Level II report involves a site visit to obtain updated information on the condition of all components and updates the most recent Level III study. A Level II Reserve Study was completed in June 2020 by Cedcore LLC.

The reports are identified by fiscal year (for example, 2021). Our fiscal year is the same as the calendar year and runs from January 1 to December 31. The reports are typically presented to TICC members at the Annual Meeting in July. The current Reserve Study is available online. You can find a link to it on the Reserve Study page (Records tab, Reserve Study menu item).

Treasure Island members have significant expertise in a number of areas. If you have comments on the current report, please email them to Diane McCoy (treasureislandpres1@gmail.com) for discussion with the rest of the Board members and possible inclusion in next year's report. For copies of older studies, contact HOA Community Solutions (Stephanie@hoacommunitysolutions.com).