

Treasure Island Country Club

February 5, 2025

7:00 PM

The meeting was held at Horton Community Center and via Zoom

Board Meeting Minutes

Call to Order: President Aaron Howard called the meeting to order at 7:00

Roll Call:

Aaron Howard-President

Donna Kelley-Secretary

Darci Russell-Vice-President/Beach Commissioner

Sarah Voss-Treasurer

Kate Owen-Dock Commissioner

Joe Ragucci-Water Commissioner

Rick Buran-Bridge/Roads Commissioner

*Darci, Donna and Joe attended the meeting via Zoom

Also Attending:

HOA Community Solutions – Darla Foster (Zoom)

Members Attending (in-person and via Zoom):

In Person: Nancy Bennett, Nancy Benson, Jenni Kamp

Zoom: Kirsten Hilton, Paula McNaughton, Herb & Renee Roraback, Linda McCarthy, Betty Lewis, Terrence Chew, “MamaHen”

Welcome and Opening Remarks by President:

President, Aaron Howard, welcomed the members attending in person and via Zoom, commented on the snowy weather and suggested that we stay on task to keep the meeting moving. He also mentioned our board focus on recruiting new board members for our election in July.

Approval of the December 14, 2024 Meeting Minutes:

Motion to approve the minutes made by Sarah, seconded by Kate

Bridge Security System Update

Val, our representative from CCTV Room, who supervises and monitors our bridge camera security system, attended the Board Meeting to give a short presentation to the Board on how our security system works and what our needs are projected to be in the future.

Val indicated that:

1. The system was updated four years ago.
2. The cameras are working, but are getting older and three cameras need to be replaced, including the license plate reader.
3. The recorder is working, but is slow due to camera speed.
4. The system is monitored daily and if a camera goes down notification is sent so he can check it.

5. It is possible for a designated person (Board Member) to monitor the system remotely via the computer in the pumphouse.

The Board requested that Val:

1. Provide an updated cost estimate to replace the outdated cameras
2. Plan a tutorial for the Board Members on how to monitor the system

Financial Report - Sarah Voss

Balance Sheet as of 12/31/2024

- Operating account balance: \$80,780.65
- Operating CD balance: 89,526.11
- ARF Accounts: \$156,538.16
- Bridge Accounts: \$479,906.30
- Total Bank Balance \$ \$824,046.40

This is our operating budget. There have been no big jumps in utilities, etc. 90% of our operating budget is to keep the island running which leaves 10% for emergencies and unplanned expenses. **Island members can help keep our budget on track by taking care of small problems related to their property themselves whenever possible.**

Delinquent Accounts as of 12/31/2024

- 60-89 days delinquent accounts owe a total of \$0.00
- 90 days delinquent account owe a total of \$1253.71
- Over 120 days delinquent, own a total of \$8939.11

The date by which dues are due has been extended to March 15 and everyone should have received a notice.

Roll-Over of CD

- Maturity date 02,13,2025. Current 4.7%. Ending balance \$154,720.35. 11 months-4.10%, 6 months 4.15%. Aaron moved that we go to a longer term. Darci seconded. The motion passed.
- 2026 Budget-“Wants and Needs”: It is important for members to let the board know of their wishes. We know our needs and can adequately project them for 2026. “Wants” are things members have seen that would benefit the island. Kate will develop a questionnaire to send to members.

Commissioners - Reports attached:

- Beach-Darci Russell-We are waiting for spring for a major clean-up; will check on cost of dumpster for this event.
- Bridge-Rick Buran-Someone stole some of the lights and painted graffiti on bridge; Rick cleaned it up. New lights have arrived and are being tried out on the bridge. These should enhance our current outdated system.
- Dock-Kate Owen – There is nothing new in the dock area.
- Roads-Rick Buran – The center road needs to be regraded to provide a permanent solution for water running down the middle of the road. We are waiting for a price on excavating and 5 truckloads of gravel.

- Water-Joe Ragucci –Testing is coming in positive in all areas. If members are gone for the season it is important to shut off the water. Meters are only read quarterly, so it is a good idea for members to check their meters regularly and look for trends. Because several leaks were fixed last year our water usage this year is down 11%.

Old Business:

- Recruiting process and activity for new President and Treasurer

Treasurer:

1. Budget gather, Feb-May
2. Does not do the calculations, just reviews and approves expenditures.
3. Approves volunteer reimbursements.
4. Reports at board meetings.
5. Answers questions about how money is being spent. The treasurer is a watch-dog; keeps a watchful eye on expenditures.

President:

1. Be supportive of everyone involved with the Island. Mayor of the Island community.
2. Convenes meetings and stays on focus (board and workshop). Keeps meetings on track and lets the board do their work.
3. Tries to make sure the President and the Board Members leave everything in better than they found it.
4. Be available to support Island projects
5. Have fun and enjoy working with great people.

New Business:

- Fire Hydrant replacement - It was moved that the broken fire hydrant be replaced. Questions regarding cost of the replacement will be discussed at the upcoming Board Workshop.
- Road Shoulder and ditch maintenance/repair- Maintenance of the road shoulders is not part of landscaping contract. If everyone takes care of two feet on each side of their property damage would be greatly reduced. Members are asked to take care of small problems. We are not budgeted for these and we need to all help to keep costs down.
- Landscaping: The landscaping contract was renewed at the current price.
- **Fire-Fires must not be left unattended. If you are burning, it needs to be monitored. Treasure Island is under Mason County fire regulations.**
- CenCore report-this is how we project future needs and assets vs. reserve and to determine what percentage we recommend. We're currently operating in 80-90%. This will be discussed at the next Board workshop with a decision being made at the April Board Meeting.
- Liquid Vision Techonlogy diving services cleaning inside of tank needs to be projected into 2026 Wants and Needs.
- Maturity date 02.13.2025 rollover (See Financial Report)

Committee Reports:

Events Committee:

New members: Mary Casady, Bethany Gipson. There were 71 responses to the Events Committee survey. 2025 plans will be discussed at our next meeting.

Member Comments: (2 minutes each)

Herb: Spring cleaning dates-Dates will be set in April and will include dock and beach areas.

Paula: Community directory-This is still in progress. Members can view member list through the portal and we are looking at the possibility of printing the list.

The Board Meeting was adjourned at 8:25

Next Board Meeting April 2, 2025

TICC Commissioner Reports – February 5, 2025

Beach Commissioner-Darci Russell

No new changes have been made to the Community Beach. There will be a storage shed clean out and organization sometime in the spring when weather improves. Any time someone has time to help weed the driveway and beds up by the road or down by the beach it would be greatly appreciated. Thank you!

Bridge Commissioner – Rick Buran

Two new lights have been ordered to try out on the bridge. They will be installed as soon as they arrive.

Road Commissioner – Rick Buran

Working on getting a price for center road gravel repair.

Dock Commissioner – Kate Owen

No new changes to the dock area since the last meeting.

Water Commissioner – Joe Ragucci

The water system is functioning as required and all test results are in compliance.

A reminder as we enter into mid-winter to check for any uncovered water faucets and piping and insulate to prevent damage.

It is also a good idea to take a meter reading if a property will be unoccupied for extended periods of time to verify if there are any leaks in the piping system.

Our vendor NWS takes quarterly readings and reports any instances of above normal water usage to pass along to our members.

Wishing everyone a warm and Blessed winter