

Treasure Island Country Club Board of Directors Meeting  
March 31, 2020  
Meeting held via Zoom

Call to Order: President Diane McCoy called the meeting to order at 6:06 pm.

|            |                                  |                                  |
|------------|----------------------------------|----------------------------------|
| Roll Call: | Diane McCoy, President           | Dan Doyle, Water Commissioner    |
|            | Vacant, Vice President           | Rod Wilkinson, Dock Commissioner |
|            | Kamryn Morgan, Secretary         | Vacant, Bridge Commissioner      |
|            | Lynn Zumwalt, Beach Commissioner |                                  |

Members Present: Kerstin & John Hilton, Trey Friauf, Morina Dustan, Mike Wittenberg

Also attending: Janet Biggs and Stephanie Hahn, Community Solutions

Change to the agenda per President Diane McCoy: typically the meeting is opened with 5 minutes of questions/comments by attending however this will be moved to the end of the meeting because the Board typically answers most questions/concerns during the meeting.

Dan made a MOTION to approve the draft meeting minutes from February 5, 2020 as written, Lynn seconded the motion. There was discussion about the minutes before the vote, it was noted by Dan that the date of today's meeting (03.31.2020) was added to the February minutes. Vote to approve: 4 in favor, 1 obtaining. Motion passed.

**Financial Report** (given by Stephanie Hahn)

- Balance sheet as of February 2020:
  - Total Assets = \$941,211.03
  - Reserves/ARF= \$581,537.27
  - General Fund balance= \$146,666.17
  - Bridge fund=\$213,007.29
- Bridge/Mutual of Omaha Note Payable= \$448,874.62
- Accounts Receivable= \$26,085.45
- Budget comparison: currently under budget, nothing out of the ordinary
  - Note: Rex Wallingford turned in time cards for February and March prior to the meeting and wages will be reported at the next meeting
- Delinquent Accounts: nothing out of the ordinary, there is a small number of members that have yet to pay February bridge payments and a small amount of people who have yet to pay the first half of the island dues. Those members will get delinquent notices in the mail.

Dan made a MOTION to approve the financials as given by Stephanie, the motion was seconded by Lynn and approved unanimously by the Board.

**Old Business**

- Fixing/replacing damaged drains on fire lane due to delivery trucks: Zach, the island attorney is reviewing who is responsible for damages (the Island due to common property or the home owner where the damage occurred). It is unclear if the drains are on island property or personal

property. Diane will update the Board via email with Zach's recommendations and a formal discussion will occur at the next meeting.

- Security Camera Policy- ongoing, the Board needs to review current policy and advise if any changes need to be made.
- Fire Lane renovations- is currently under review, will be discussed along with damaged drain at the next meeting.
- Speed bump paint project: Diane gathering bids and will schedule when the weather is nicer.
- Sale of island grader: would like to put it up for sale for \$700, Diane will ask Rex to post it for sale ASAP
- State inventory list: completed, Diane will send Stephanie a copy of it to provide to the state

### **New Business**

- Vacant Board position: Jerry Bennett submitted his resignation from the Board (Bridge Commissioner). Ken Sanberg has since expressed interest in filling that position until the term is up in July.

Dan made a MOTION to accept Jerry Bennett's resignation and accept Ken Sanberg's request to fulfill the Bridge Commissioner position until July. Rod seconded the motion, the Board approved the motion unanimously.

- Bylaw changes: ongoing, the information is ready to present to the membership however with the current social distancing rules in place, the Board feels it should put this discussion on hold until the order is removed, and the membership can gather in person to discuss. The items that will be discussed: Budgeting process changes (due to recent changes with the Homeowners Act that currently conflict with our bylaws) and the second topic are proposed changes to Proxy voting.
- Fire hall meetings cancelled: the fire hall is currently closed to the public until COVID-19 is over, they are crediting our meetings that are affected by the closure, we are paid in full with the credit until February 2021.
- TICC Enforcement policy: the Board would like to review the current enforcement policy and possibly make updates/changes to how infections are enforced. Stephanie will email out the current policy for Board review and discussion will occur at the next meeting.
- White rocks at the South End of the Island: there have been some complaints to Board members about the new white rock path, Diane is asking that any members who would like to see a change to the rock path please send her written communication with your proposed plan to make changes and the Board will review. Letters/emails will be accepted until April 15<sup>th</sup>, 2020.

Dan made a MOTION to delegate all white rock authority to Diane as long as there is no additional costs to the membership. Rod seconded the motion and the motion passed unanimously by the Board.

- Recent Island home sales:
  - 3 homes have sold within the month of March
  - Update on 90 E TI Drive: numerous "sale pending" opportunities however the home is still currently up for sale. The bridge loan was paid in full by the bank in hopes to entice buyers.

### **Commissioner Reports:**

- Dock (Rod)- the dock has been winterized, Rod would like to order a “short term parking” sign for the upper lot should it need to be enforced as island traffic increases when the weather gets nicer. Rod will verify what our bylaws say as the hours in which you are allowed to park on the lot.
- Bridge (vacant)- prior to Jerry’s resignation, he was researching different lighting options for the bridge, this is still ongoing.
- Beach (Lynn)- beach clean up will take place soon by Lynn and her husband Clyde, there is some winter weather debris that will be hauled away. There has been some beach fire pit usage but the beach has been very well taken care of by the membership and guests.
- Roads (Diane)- as mentioned previously in the meeting, the speed bumps will be painted soon, weather permitting. Diane received a letter from member Peggy Meire making a suggestion to residence that use the fire lane: if possible, Peggy would like to see all residence that use the fire lane for garbage/recycling pick up to put their cans on one side of the road only- that would help limit the amount of trips the large trucks have to make down the road causing less disturbance. The Board will discuss this option and make suggestions to the membership at the next meeting.
- Water (Dan)- Coliform tests in February and March negative, Dan provided an update on the Booster Pump (see attachment for details).
- Island watch (McFarlands)- nothing to report currently.

**Community Notes:** we’re currently looking for volunteers to take over and run the 4<sup>th</sup> of July Fun Run, please contact a Board member if you are interested in stepping up and taking over this event for 2020!

The next Board Meeting is June 2<sup>nd</sup>, 2020. The location TBD (Zoom or Fire Hall)

Janet and Stephanie have requested Board members to prepare their 2021 budgets for review as this will be presented at the July Annual Meeting.

Member comments: Trey Friauf made mention of the light at the beach being very bright, Diane suggested the PUD be contacted and a hood placed around the light which help with the excessive glare.

Meeting adjourned at 8:15 pm.  
Minutes written by Secretary, Kamryn Morgan

## Booster Pump Update by Dan Doyle----March 31 2020

### **Mason County Permit Process:**

- March 9, 2020 Doyle met with Mason County & four employees of the Mason County regarding the Application Conference. Representatives from County Planning, Environmental Health, Public Works and Fire Marshall. The group discussed the application and provided some input regarding the permit. The Fire Marshall raised the most questions and issues. Following the meeting Doyle was told he would have written response from the County within two weeks on areas that may need further information to proceed to final permit which could take up to 90. The Fire Marshall, Mike Six, said he would send an email to Doyle later in the day as he had a meeting with the Grapeview Fire Chief on another subject. No response came from Six so Doyle followed up with voice mail and email. At this writing no response yet. Doyle followed up with County on March 24 and talked with Amber in the office to determine status. She responded later in the day, that not all the information and come in from the Committee to be able to respond. At this writing still no response from the County, and Doyle followed up again on March 30.

### **PUD 1:**

- James Reyes, PUD 1, provided the mapping of the TICC Water Distribution System and pipe locations at the reservoir. Doyle offered Darrin Hall, PUD 1 to attend a meeting to discuss the Request for Proposal on the Booster Pump. Hall indicated it was not necessary but he would have TJ from PUD 1 be involved and monitor the project as we move forward

### **PUD 3:**

- Doyle with the assistance of KBI submitted the Application for Non-Residential Service on March 10, 2020.
- Doyle met with Jason Wells, PUD 3 at the PUD3 office in Shelton and on-site at Treasure Island and inspected the need for power and estimate of costs for the Booster Pump requirements.
- Doyle received confirmation of PUD3 having received the application on March 18, 2020 and they would begin the estimation and scheduling process.

### **BKI, Inc.:**

- Doyle has had a number of conversations with our engineers, BKI, Inc since the last TICC Board meeting. BKI provided a draft of the "time line" for the Booster Pump project and the Request for Proposal to determine the contractor to do the work on construction and installing equipment. Doyle invited several TICC members to a meeting on March 15, 2020 to receive an update on the Booster Pump project and gather their input on the RFP, discuss the time line of the project and process for accepting a bid.
- Following the input from the TICC members (Hansen, Morgan, Grumme, Wilkenson, McCoy) Doyle provided BKI with a number of changes to the RFP and a revised time line. Due to the time to get County permit and allow enough time for contractors to bid on the project and determining it would be best to target completion of the project following the peak summer month activity on Treasure Island.
- RFP is scheduled to be published on March 30, 2020 with bid opening approximately on April 30, 2020.