

TREASURE ISLAND COUNTRY CLUB

MINUTES OF THE BOARD OF TRUSTEES MEETING held May 10, 2014, at the Grapeview Firehall/Horton Community Center, 4350 East Grapeview Loop Road, Grapeview, WA. The meeting was opened at 9:00AM by President Mike Croke and attended by Larry Grumme, Linda Pryor, Roger Hansen, Ken Sanberg, David Madson and Rick Buran. Also attending were members Daryl Axelson, Jack McLauchlan, Alan Ross, and Gary and Jackie Longmire.

MINUTES

MOTION to approve the Minutes of the April 5, 2014 Board Meeting as written was made by Ken Sanberg, seconded by Larry Grumme and passed.

FINANCIAL REPORT

The Trustees discussed proceeding with the Default Judgment and Decree of Foreclosure against Lot 242 that was recently awarded to the Association by Mason County Superior Court. Questions will be submitted to the attorney regarding the sale process, the summary of costs that will determine the starting bid, and the expected timeline. **MOTION** to continue with the foreclosure process and proceed with the Sheriff's Sale was made by Roger Hansen, seconded by Larry Grumme and passed.

The Trustees reviewed and discussed the Preliminary Budget for July 1, 2014 to June 30, 2015.

Rick Buran provided estimates for metal roofing to reroof all of the well houses, the storage shed and picnic shelter at the beach. He noted Superior Asphalt quoted \$26,000 to apply asphalt sealant to the island roadways; he will pursue getting quotes to do the project in phases. The budget for water system expenses was reviewed and it was agreed that all expenses related to the water system will be consolidated separately in the budget. The budget will be formatted to provide a subtotal for the maintenance and operation of fixed assets. A final draft of the Budget will be reviewed at the June meeting.

COMMISSIONER REPORTS

WATER – Commissioner Larry Grumme reported the final copy of Gray & Osborne's 20 Year Water System Renovation Plan was received. Larry recommended scheduling an Informational Meeting of the Membership to share and discuss the report and suggested inviting the engineer, Warren Perkins, to attend. • A copy of the final report was sent to J2 Consultants so they would have the information for the ongoing Reserve Study. • ~~Daryl Axelson, Water System Operations Manager, reported the meters that remain to be installed are those that will be the most difficult to install.~~ (Amended to strike sentence on August 9, 2014.)

BRIDGE – Commissioner Roger Hansen reported the bridge inspection was recently completed by Exeltech Consulting; the report has not yet been received. • Rodger will get a quote for inspection of the storm water filter canisters. A vacuum budgeted to clean the filters remains to be purchased.

ROADS – Commissioner Rick Buran reported he removed some small trees that were growing on the east side of the center road easement towards the south end. • A question was raised regarding the heavier loads that are now permitted on the bridge and the affect this may have on the asphalt roadways. No damages appear to have been caused to date, but if this does become a problem it may be necessary to establish load limits. • It was noted that the survey of the Club's common property line with the southerly border of Tract A is still an open issue. The survey could not be filed because two previous surveys have been filed in years past and with the inclusion of the recent one, all three surveys present slightly different interpretations of the boundary. A Property Line Agreement between the Club and the property owner is needed to file the survey. The property owners of Tract A questioned the results of the surveys and it was previously suggested that they could have their own survey done and compare the results. Follow-up is needed to resolve this issue. • The Trustees discussed a member's request to relocate a fire hydrant about six feet to their northerly property line as its current location constricts the parking of vehicles. It was noted that parking is not permitted on the road right-of-way and the hydrant is currently located within that right-of-way. A suggestion was received to protect the hydrant with bollards.

DOCK – Commissioner Ken Sanberg reported the cleats on the float had been repositioned and a new cleat was installed on the south end. He inspected the bumpers and they appear to be in good condition. He noted some

members have volunteered to finish painting the rails on the gangway and the paint is on hand to complete that project.

BEACH – Commissioner David Madson had no report. The Trustees agreed with a suggestion to reroof the picnic shelter with standard 3-tab roofing material to avoid the damages that would result from people climbing onto a metal roof. It was noted that roof climbers stack firewood against the old fireplace chimney to gain access to the roof and removing the chimney could inhibit that access.

SECURITY – Commissioner David Madson reported a new hard drive was purchased to bring the data storage capacity of the camera system up to sixty days. Tyco has provided links to programs that should provide the ability to access the security cameras from remote devices; problems with access will be pursued with Tyco. David will be inquiring about software that may allow for quicker review of the recorded data. He reported data from the camera was provided to the Sheriff's Department to assist in the investigation of a car theft from the island which resulted in an arrest. • A suggestion to hire an off-duty Sheriff's Deputy or to contract with a private security company for a Security Guard to patrol the island on the 4th of July was received with favor; David will look into what's available.

OLD BUSINESS

David Madson, Chairman of the Rules Committee, reported the committee has been meeting regularly. A draft of their recommendations will be prepared for the Board's review.

The 2013 audit is ongoing; it was noted that the process is taking more time than originally projected which will result in fees that exceed the original quote.

No progress has been made regarding the removal of logging debris on a member's property. It was agreed the County should be notified about concerns with the fire hazard.

No response has been received to the correspondence sent to the Department of Health regarding some of the findings in their Sanitary Survey Report. The Association's correspondence has been documented and the matter is considered closed. The DOH has conveyed that it is unknown when a revised report will be issued.

ADJOURNMENT

Mike Croke adjourned the meeting at 11:00 AM.

Linda Pryor
Secretary/Treasurer