

**TREASURE ISLAND COUNTRY CLUB
ANNUAL MEMBERSHIP MEETING AND BUDGET RATIFICATION
MEETING JULY 8, 2023**

Held at Horton Community Center
4350 Grapeview Loop Rd, Grapeview, WA
and simultaneously via Zoom Video Conference
<https://us06web.zoom.us/j/89532048401>

ANNUAL MEETING Minutes

CALL TO ORDER AT 10:00 AM – Jennifer Csonka and Janet Biggs (HOA-Community Solutions) verified that quorum was met and the meeting was called to order at 10:02am.

PRESIDENT'S OPENING COMMENTS – Aaron Howard

Aaron welcomed all the attendees. He thanked those volunteers who helped with the July 2 potluck, July 4 Fun Run and Parade, clean up and gardening, and previous board members. These are the people who add so much vitality, beauty and contribute to making Treasure Island a positive and unique community.

MINUTES OF JULY 9, 2022, ANNUAL MEMBER MEETING and March 14, 2023, Special Membership Meeting

- There were no corrections to the minutes. -Voting was done via the directed proxy.

FINANCIAL REPORTS

Treasurer Sarah Voss reviewed the process of preparing the annual budget and the asset replacement fund. Members were allowed an opportunity to question line items in the 2024 budget.

- 2022 Year-End & 2023 YTD Financial Statements – Sarah Voss, TICC Treasurer
- Operations & Maintenance Budget Review – Sarah Voss
- Asset Replacement Fund & Reserve Study – Sarah Voss

COMMISSIONER REPORTS

BEACH – Jim Horton – see attached.

- Jim thanked Don and Patty Mayer for their volunteer labor to build a path down to the water and cabana.

BRIDGE – Dan Downey – see attached

- Additionally, Dan gave an overview of the pros and cons of continuing to keep the bridge insured. The insurance comes due in December 2023. Additional conversations with the membership will happen prior to that date.

DOCK – Jim Horton – see attached.

- Jim reviewed the building schedule and financial status of the dock project. There is every expectation that the project will be completed by September, and come in under budget. Members expressed interest in helping to defray costs of replacing the blue guard rail.

ROADS – Dan Downey – see attached

- Dan reported that the asphalt road does have cracks, but is in good shape.

WATER – Sarah Voss – see attached

- Sarah urged pet owners to pick up after their pets. All that waste makes its way into our water system! The cross-connection policy was explained.

OLD BUSINESS

- Dock piling replacement project - Jim Horton
Covered in the Dock Commissioner Report
- Asphalt sealing per 2022 Annual Meeting vote - Dan Downey
Dan recommended that funds be redirected to cleaning and repair of culverts to improve drainage and graveling the utility road.

NEW BUSINESS

- Bridge Earthquake Insurance -Dan Downey
Covered in Bridge Commissioner Report
- Upcoming survey - Aaron Howard
Kate Owen and Joe Knuth (TI members) create deploy, and analyze survey data as part of what they do professionally. Kate and Joe have volunteered to help construct and analyze surveys when they are needed to gather membership input. At this time no surveys are planned.

BOARD CANDIDATES – Each Candidate was given the opportunity to speak to the membership.

- Candidates: Joe Ragucci, Darci Russell, Larry Grumme, Dan Doyle, Rick Buran. (Rick’s statement was read to group because he was not able to attend in person.)

BALLOT VOTING – All ballots will be tallied the week of July 17, 2023. Results will be emailed and posted on the website. Board Positions will be announced at the August 2, 2023 Board Meeting.

- Vote via the directed proxy 2022 Annual Meeting Minutes and Minutes from Special Dock Meeting 3/14/2023.
- Vote via the directed proxy for candidates to fill 3 Board positions for one 2-year term and two 3-year terms. The board will determine which new member fills the 2-year term and which new members fill the 3-year terms.
 - Please note that all elections are to fill a seat on the board, not to any specific officer or commissioner position. Those offices are decided upon by the board itself following the election.

OPEN FORUM

- Owner topics included bridge insurance, July 4 recap, bridge lights, new guard rail at the dock, picking up after pets, a community directory, bridge jumping, and Port of Grapeview boat launch guidelines and fees. The membership indicated positive support for putting garbage cans on one side of the road so the garbage truck makes only one circumnavigation of the island. There was also enthusiasm for additional membership potlucks.

RAFFLE RESULTS – a raffle was held at the July 2 potluck. Funds will be given to improve the common garden areas. Darci Russell won a ride in an electric boat. Todd Wilson won a gift certificate from Rosedale Gardens.

ADJOURNMENT – Meeting was adjourned at 11:55am.

BUDGET RATIFICATION MEETING AGENDA

MEETING TO START FOLLOWING ANNUAL MEMBERSHIP MEETING

CALL TO ORDER- President Aaron Howard called the meeting to order at 11:56am.

PRESENTATION OF THE 2024 BUDGET

Presentation of the 2024 budget was covered during the annual meeting. No further discussion.

RATIFICATION

- Per Washington State Law, RCW 64.90.525, the budget is automatically ratified unless a majority of the total membership votes at the meeting to reject it.
- Vote included on annual meeting ballot. All ballots will be tallied the week of July 17, 2023. Results will be emailed and posted on the website.

ADJOURNMENT – Meeting adjourned at 11:58am.

COMMISSIONER REPORTS – June 7, 2023

Beach Commissioner Report – Jim Horton

This past spring a new french drain was installed by Don and Patty Mayer with help from volunteer labor to channel rain water away from the parking area. It has solved our water problem in that area.

The walkway down the slope to the cabana was in rough shape. The concrete was broken and uneven, a hazard for those with mobility problems. Again Don and Patty Mayer donated their expertise and labor. I encourage each of you to take a look at our beautiful, and safe, new paver walkway to the cabana. As I write this report, the handrail has not yet been installed, but it is coming.

Bridge Commissioner Report – Dan Downey

Inspection - Bridge is ten years old. Last inspection, in 2019, inspectors reported that the bridge is in good condition. Regular inspections are recommended. They cost about \$6,000, and should be performed every 3-5 years, including underwater inspection of the pilings and seabed. An inspection will be budgeted for 2025.

Earthquake Insurance - Loan to finance the bridge construction is now paid off. Originally the bank holding the loan required earthquake insurance. The members must guide the Board about whether to renew the earthquake insurance policy or not. If the policy lapses, finding another insurer will be hard. What to do with the dues money used to pay the insurance premium if we let the policy lapse: create a bridge repair account in our Replacement Fund, or reduce annual member fees proportionately. Earthquake insurance renewal is in November. An advisory vote will be solicited from the membership about their opinion.

Planters - got a thorough makeover in May - trees are too large for the planters but remain healthy. Cheri Swettenam has graciously volunteered to oversee the ongoing care of the contents of the plants and irrigation.

Irrigation - drip irrigation was renovated by Patty Mayer and Cheri Swettenam and now works well.

Illumination - strings of lights have suffered some weathering, but fundamentally are intact, albeit some bulbs which will perpetually need replacement. Marine-quality 110V light fixtures or streetlights on poles are an alternative but costly to install. Member input about their regard for the light strings is welcome.

Mainland guardrail was damaged by Amazon Prime truck collision in 10/22. It, the stone sign by the stoplight, and the irrigation and landscape floodlight were repaired without cost to Treasure Island.

Emergency manual is under construction for the Island board and members, including providing an alternative to the bridge's essential function if it is interrupted. The emergency manual for Stretch Island served as a template for this project.

Dock Commissioner Report - Jim Horton

The last permit required before the actual start of construction is the Mason County building permit. Our permit application was submitted March 30. I am writing this report in late May, I have been told we may expect to receive permit approval in about a month. It is possible we will have our permit prior to our annual meeting.

Once we have our building permit, Marine Floats can give us a firm start date for construction. We are hoping for some time after Labor Day. Actual construction should not take long. Pile Driving is estimated at 1 to 2 days. Our new pier is being constructed in Tacoma, and will be transported here by barge and lifted into place. With a start date for construction, we can also go out for bids for our new fence along the top of the bulkhead.

It is our hope to have this project completed before year end.

Roads Commissioner Report – Dan Downey

Speed bumps were recently re-painted. Speeding on bridge and island roads is a challenge. The road often has people on foot, making speeding more hazardous than in communities with sidewalks.

Asphalt roads are in good shape, budgeted for eventual asphalt repair of cracks at road edges from sub-grade washout.

Leaking water main repaired summer 2022 with minimal excavation and road demolition.

Inner Utility Road - will be graded and roadbed will get more gravel. To reduce garbage truck wear on the utility road, members whose garbage pickup is on the gravel utility road are asked to place their garbage cans along a consistent side of the road so the truck can pick all cans up in one pass.

Culvert on the east road needs excavation for better runoff diversion. Members can maintain their segment of the culvert and lessen expense of backhoe. Dave Parker has been contacted to perform east culvert restoration. This includes selective placement of new drain pipes in the ditch at the base of some members' lots abutting the east side road.

Per Diane McCoy: There are two separate projects that are similar in scope.

1) Project west side Treasure Island Drive. The existing storm pipe will be removed and disposed of. A new ditch line will be established and graded to provide positive drainage. One additional catch basin will be added to accommodate the radius in the ditch line. The ditch will be lined with geo fabric, 8" ADS perforated double wall storm pipe will be installed and 1 1/2

drainage rock. There will be a three foot shoulder created that will be topped with crushed rock.

The purpose of this repair is that the existing 8" existing storm pipe is damaged and its flow is restricted due to damage and plugged with dirt. During heavy rains the ditch overflows runs across the road and flooding occurs on the neighbors. This project will include 150' of new storm pipe.

2) Project east side of Treasure Island Drive.

This project will entail removing existing culverts and grading the flowline. The storm drainage will be 8" ADS double wall perforated storm pipe the storm pipe will be connected to an existing catch basin on the north end of project and connected to an existing concrete culvert on the south end. The ditch line will be lined with geo fabric and back filled with 1 1/2 drain rock. The established shoulder will be topped with crushed rock.

Water Commissioner Report– Sarah Voss

Owning and operating a public drinking water is a big responsibility. As we are all owners of the TICC water, we are obligated to protect the health of our system. Your monthly dues make sure the daily operation and regular maintenance provide the best water possible. The monthly payments to the ARF account ensure our aging water system has the means to ensure the integrity and reliability of the TICC island water system currently and in the future. TICC water is monitored and tested monthly by Northwest Water Systems, Inc. our water management company. They have kept us in compliance with the State Dept of Health. This spring the Consumer Confidence Report and the Water Use Efficiency were submitted. NWWS is on top of all TICC water reporting, monitoring and responds to any issues to protect the health and safety of TICC water system.

In late May 2023 NWWS performed the annual flushing of TICC water system along with updating their mapping of our valves. Just a tip to keep in your mental files; should you experience sediment after a flushing of the system or if you haven't used your water for a long period of time, run your hose bib for about three to five minutes. If that doesn't clear up your house water, try turning all the faucets on in you house. By the time you have gotten all of the water faucets running, go back to the first one and shut each one off. Voila, you have flushed your home pipes, but... not your hot water heater.

NWWS reads our three well meters and each lots individual water meter quarterly to help identify any leaks and excessive water use. NWWS reimplemented the State required Cross Connection Control Program for TICC and are my constant source of small water system compliance.

TICC water system has a six-year goal plan for water planning and inspections for understanding the life of our water system components for Treasure Island's future.

The future hold better use of TICC website for current water monitoring updates and communication, getting the water tank cleaned outside, and gathering professional assessments on how to prolong the life of TICC water system.