

TREASURE ISLAND COUNTRY CLUB
ANNUAL MEMBERSHIP MEETING AND BUDGET RATIFICATION
MEETING JULY 9, 2022
Held via Zoom Video Conference

ANNUAL MEETING MINUTES

CALL TO ORDER – Stephanie Hahn (HOA Community Solutions) verified that quorum was met and the meeting was called to order at 10:08 am.

PRESIDENT'S OPENING COMMENTS – Diane McCoy

Diane expressed thanks and appreciation to retiring board members, Rod Wilkinson and Ken Sanberg. Dan Downey was welcomed as the newest board member.

Volunteers Nancy Benson, Pat Richmond, Donna Kelley, Pat Warner, and Don and Jeff Mayer have contributed countless hours to maintain our island and organize family events. We are grateful.

MINUTES OF JULY 11, 2021, ANNUAL MEMBER MEETING

- The spelling of Nancy Benson's name will be corrected. Approval of the minutes will be done via the directed proxy.

FINANCIAL REPORTS

- 2021 Year-End & 2022 YTD Financial Statements – Stephanie Hahn, HOA Community Solutions
 - 2021 – Year-End budget was over due to escalating earthquake insurance costs for the bridge. The bridge loan mandates the necessity of insurance.
 - 2021 – Depreciation line item is only listed on the year end financials. The depreciated value for the year was \$111,127.65. The association was under budget by \$23,744.54.
 - 2022 YTD – Currently we are under budget. Most expenses are accrued during the last 6 months of the year.
- Operations & Maintenance Budget Review – Diane McCoy
- Asset Replacement Fund & Reserve Study – Diane McCoy

COMMISSIONER REPORTS

WATER – Rod Wilkinson - See attached report

BRIDGE – Diane McCoy – See attached report

DOCK – Jim Horton – See attached report

BEACH – Patty Mayer – See attached report

ROADS – Diane McCoy – See attached report

ISLAND WATCH – Bill McFarland. Report given by Diane McCoy. – See attached report

OLD BUSINESS

No old business

NEW BUSINESS

- Dock piling replacement project- Jim Horton highlighted points previously communicated to TICC on the website and through an email sent to all members.
- Plats- Declaration – Members will have their opportunity to review the proposed plats later this year.
- Speed bumps – Work has resumed on painting the speed bumps.

BALLOT VOTING – All voting results will be posted in the Addendum

- Vote via the directed proxy 2021 Annual Meeting Minutes
- Vote via the directed proxy of 2022 ARF expenditures
 - Patch & Resurface for \$48,600
 - Floating Dock Piling: Permitting for \$11,909 (To be spent in 2023)
 - Floating Dock Piling: Permitting for \$24,091 (To be spent in 2022)
- Vote via the directed proxy for candidates to fill 3 Board positions for 3-year terms

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 and will be communicated to the membership by email and posted on the website.

OPEN FORUM

- Member's suggestions or concerns brought to the board pertained to water pressure fluctuations, bridge and earthquake insurance rates, and cost comparisons between in-person and Zoom meetings.
- Karen Webster volunteered to compile and maintain a list of those who wish to be included in a published Resident Contact list. This item will be an agenda item at next board meeting.
- An Advisory ballot will be generated to ask members about having the 2023 Annual Meeting on Zoom or at a meeting room.
- Write In candidates, Sarah Voss, Kendall Pritchard, Bennet Jones and Monique Pritchard, for the Board of Trustees were announced. Sarah Voss agreed to the nomination. Stephanie Hahn will contact the others to see if they are interested in accepting the nomination.

ADJOURNMENT – Meeting adjourned at 11:40 am.

BUDGET RATIFICATION MEETING MINUTES

CALL TO ORDER- Meeting called to order at 11:41 am.

PRESENTATION OF THE 2023 BUDGET – presented by Stephanie Hahn

OPEN FORUM FOR QUESTIONS

- Members questioned and commented on the following 2023 budget line items:
 - Accounting & Audit
 - Management
 - Community Events/Parade
 - Beach Improvement
 - Road Maintenance
 - Bridge Maintenance and Repair
- An Advisory ballot will be generated to ask members input on about Beach improvements and Community Events.

RATIFICATION

- Per Washington State Law, RCW 64.90, the budget is automatically ratified unless a majority of the total membership shows up at the meeting to reject it.

ADJOURNMENT - Meeting adjourned at 12:21 pm.