

TREASURE ISLAND COUNTRY CLUB

MINUTES OF THE BOARD OF TRUSTEES MEETING held April 5, 2014, at the Grapeview Firehall/Horton Community Center, 4350 East Grapeview Loop Road, Grapeview, WA. The meeting was opened at 9:00AM by Vice President Larry Grumme and attended by Linda Pryor, Roger Hansen, Ken Sanberg, David Madson and Rick Buran; Mike Croke was absent. Also attending were members Beth Brooks, Jack McLauchlan, Jack Morgan, Alan Ross, and Rod Wilkinson.

MINUTES

MOTION to approve the Minutes of the February 1, 2014 Board Meeting as written was made by David Madson, seconded by Ken Sanberg and passed.

FINANCIAL REPORT

The Trustees reviewed the Cash Flow Report and Budget and Actual Expense Report dated March 31, 2014.

MOTION to use bridge funds for the bridge project audit estimated at \$2,500 to \$5,000, the bridge inspection estimated at \$5,000, and the storm water filtration system inspection and canister maintenance estimated at \$1,800 to \$2,000, was made by Roger Hansen, seconded by David Madson and passed. **MOTION** to accept the Financial Report was made by David Madson, seconded by Ken Sanberg and passed. • **MOTION** to approve of Roger Hansen as an authorized cosigner on the Key Bank checking account was made by David Madson, seconded by Ken Sanberg and passed. • The Trustees reviewed and discussed contract proposals submitted by two Reserve Analysts for a Reserve Study. **MOTION** to accept the proposal from J2 Consultants and proceed with the Reserve Study was made by Roger Hansen, seconded by David Madson and passed. The cost for the Level 1 Study with on-site inspection will be \$1,945. Level 2 Studies required in 2015 and 2016 will cost \$800 each. • The Trustees reviewed, discussed, and made some revisions to the Preliminary Budget for July 1, 2014 to June 30, 2015. The Budget review will be continued at the May Board meeting.

COMMISSIONER REPORTS

WATER – Commissioner Larry Grumme reported the coliform tests for February and March were negative. Water usage for the months of February and March was below the six year average. • Twenty meters were installed during the months of February and March. Six of the twenty-four meters purchased in February remain to be installed; an additional eighteen meters are scheduled to be ordered at the end of April for installation during this fiscal budget year. A total of 168 meters have been installed; fifty remain to be installed. • No response has been received to the correspondence sent to the Department of Health regarding findings in their Sanitary Survey Report. The DOH responded to a follow-up inquiry to convey that their office is short staffed and it is unknown when a revised report can be expected. • Water System Secretary, Rod Wilkinson, reported the Consumer Confidence Report will be sent to all members in May; the report will include a Water Use Efficiency Report.

A meeting was held February 25th with Warren Perkins of Gray & Osborne to discuss the final draft of the 20 Year Water System Renovation Plan and potential action plans going forward. The engineer's report noted that the seismic stability of the water tank is a concern and recommended that it should be brought up to current code; it was agreed this should be reflected as a top priority in the report. The wall thickness of the tank will need to be confirmed with ultrasound testing to accurately plan the reinforcement method and estimated cost of the project.

During the development of the engineering evaluation of the water system, one of the fire hydrants was tested for fire flow at 411 gallons per minute (GPM). This was in contradiction with a previously documented fire flow testing of 68 GPM. Based on this disparity, it was recommended the other six hydrants should also be professionally tested. It was agreed that additional information on the tank and fire hydrants should be obtained and included in Gray & Osborne's final report.

MOTION to ratify email approval to prioritize stabilization of the water tank and proceed with obtaining ultrasound testing of the tank's wall thickness, to obtain fire flow tests on the six untested fire hydrants, and to authorize Gray & Osborne to finalize the report with incorporation of this information, was made by David Madson, seconded by Roger Hansen and passed.

Gray & Osborne performed the testing of the fire hydrants on March 7th and Certified Inspection Services performed the ultrasound testing on all courses of the water tank on March 12th. Gray & Osborne were contacted and are working on finalizing the report.

BRIDGE – Commissioner Roger Hansen reported the first inspection of the new bridge should be scheduled for completion before the summer months. He noted that an annual inspection of the storm water filter system is required by Mason County. **MOTION** to authorize proceeding with Exeltech Consulting for the bridge inspection; authorizing a maximum expense of \$2,000.00 to proceed with the storm water filter canisters; and authorizing Garden Gate Nursery to proceed with landscape maintenance of the bridge approaches, planters, and cleaning the roadway surface, was made by Roger Hansen, seconded by David Madson and passed.

ROADS – Rick Buran reported. A drop in the pavement bordering 1651E where a stand pipe is located was previously investigated and no water leak was found, but the pavement continues to settle; more investigation is needed. • Concern about the fire hazard presented by a large pile of logging debris on a member's property was noted. **MOTION** to write a letter to the property owner was made by Roger Hansen, seconded by David and passed.

DOCK – Commissioner Ken Sanberg reported upcoming projects that need attention include finishing painting the gangway railing and checking the condition of the rails. A member reported tightening up a bumper that was coming loose; Ken will check the condition of all the bumpers. He noted a member volunteered to make a new sign-in box. A suggestion was received to install another cleat on the float at the Loading Zone.

BEACH – Commissioner David Madson reported spring cleaning is needed at the beach/picnic area and suggested a work party could be organized for this task. He noted plans to install metal roofing on the picnic shelter and storage shed this summer.

SECURITY – Commissioner David Madson reported. **MOTION** to ratify email approval to replace padlocks and rekey doors to the well houses and storage shed was made by Linda Pryor, seconded by David Madson and passed. David reported this task was completed. • The Trustees reviewed a drafted [Key and Lock Control Policy](#) and made some revisions. **MOTION** to approve the Policy with revisions was made by Roger Hansen, seconded by Rick Buran and passed. • David reported that the Mason County Sheriff's Department is limited to responding to calls from Treasure Island; they do not patrol private roads without specific authorization. **MOTION** to approve a letter drafted by the Club's attorney authorizing the Sheriff's Deputies to patrol Treasure Island roads was made by Roger Hansen, seconded by Ken Sanberg and passed. • The Trustees reviewed language in the [Surveillance Camera Security Policy](#) and agreed to some revisions to clarify authorized access. **MOTION** to approve revisions to the policy was made by Roger Hansen, seconded by Ken Sanberg and passed. • Dave noted the hard drive currently stores about thirty days of recordings and sixty days was recommended. **MOTION** to purchase a hard drive estimated at \$200.00 was made by Roger Hansen, seconded by Ken Sanberg and passed.

NEW BUSINESS

A member requested that the fire hydrant bordering his property be moved about six feet to his northerly property line. The request will be addressed at a later date.

ADJOURNMENT

Larry Grumme adjourned the meeting at 11:00 AM.

Linda Pryor
Secretary/Treasurer

[Key and Lock Control Policy](#) | [Surveillance Camera Security Policy](#)