

Treasure Island Country Club
February 5, 2020
Meeting held at Grapeview Fire Hall (4350 East Grapeview Loop Road, Grapeview, WA)
Meeting Minutes

Call to order: President Diane McCoy called the meeting to order at 6:15pm at Grapeview Fire Hall

Diane McCoy	President	Dan Doyle Acting	Vice Pres/Water Commissioner
Kamryn Morgan	(ABSENT)	Lynn Zumwalt	Beach Commissioner
Jerry Bennett	Bridge Commissioner	Rod Wilkinson	Dock Commissioner

Members present: Pat Richmond, John Hilton

Motion made by Rod Wilkinson and second Lynn Zumwalt to approve the minutes of the December 11, 2019 minutes. Unanimously approved.

Member comments: None

Financial Report by Stephanie Hahn, HOA Community Solutions:

- Balance Sheet 12/31/2019: Total Assets \$6,050,346.97
- General Fund Balance: \$54,200.65; Reserve Balance:\$550,328.75; S/A bridge:\$203,356.64
- Bridge Loan Balance: \$459,560.23
- Income statement 12/31/2019: Total income: \$102,150
- Total expense: \$99,863.00
- 12/31/2019: Depreciation expense: \$115,195.62
- 12/31/2019: Booster Pump project reserve: \$333,728.72
- Major expense variance YTD 12/31/2019: Insurance expense, maintenance and repair, landscaping
- As of 1/31/2020 only one delinquency on accounts
- Balance Sheet 1/31/2020: \$6,19,044.6
- 1/31/2020 fund balances: General:\$105,441.82;Reserves: \$573,603.10;SA/bridge:\$198,601.87
- 1/31/2020 Total income: \$114,205.00 Total Expense: \$2,884.37

Old Business:

- Maintenance tools/equipment: Diane will review the inventory list with Rex to finish report.
Motion made by Jerry to approved to purchase a trimmer & power washer, not to exceed \$500. Motioned seconded by Lynn and unanimous approval.
- Holiday lights repair and decorations. Completed
- Status of 90 E. Treasure Island. FNMA has indicated they will pay off the bridge loan in the next week and there are interested potential buyers once the loan is paid in full.
- Boat parked at 720 E. Treasure Island----Boat has been removed.

New Business:

- Vacant Board position. Bill McFarland submitted his resignation from the TICC Board of Trustees due to personal reasons. A “blast” email has been sent to all members notifying of open position on the Board until Annual meeting in July. At the annual meeting, the members

will vote to elect Board members to fill vacancies due to term expirations. Interested members to fill the temporary opening, please contact President Diane McCoy.

- Security camera policy. Contact signed on new maintenance agreement and purchase of equipment. Diane will work with Janet/Stephanie on developing a policy and access.
- Change in dues. The Board discussed some of the developing needs in normal operations for maintenance and other expense, as well as potential needs in asset improvements such as the fire road, waste water containment, etc. It was agreed the Board should be looking at TICC needs over the next years as well as funding for these needs. It was suggested the Board should have a “work shop” to discuss prior to the annual meeting.
- Fixing or replacing drains. The Board discussed the need to repair some of the storm water drain issues taking place on the Fire Road and affecting some of the member’s property. Two bids were reviewed to address two of these issues and a discussion took place. It was determined the operating budget did not currently have sufficient funds for both of these bids. It was agreed we should get another bid on these projects and get a place in line for completing the work if we can determine how it will be funded. The Board would meet and discuss further.
- Parking issues and fire lanes. The Board reviewed the TICC Rules and Regulations on parking. The specific example was a Cargo trailer being placed at the Boat Dock property exceeding the limit in the Rules & Regulations. A letter will be sent to the member.
- Speed bump repainting. The Board discussed the unsatisfactory condition of most of the painting of the speed bumps. Janet will provide some input as to type of paint that will work better and compliant with current environmental regulations
- Replacing bridge lights. Jerry gave an update on repairs to the current lights. Research is being done to determine the feasibility and cost to place 6 light standards on the bridge.
- Selling grader. Since we have only used the TICC owned road grader twice, a **motion** was made by Diane and second by Lynn to sell the current assets. Unanimously approved.

Commissioner Reports:

- Dock Commissioner Wilkinson—The impact of the KING Tides was discussed and the impact on the dock area. It was determined there was not much that can be done to mediate the impact of these seasonal events. It was reported a Cargo Trailer had been parked on the dock site, and a letter would be sent to remove.
- Bridge Commissioner Bennett---The condition of the bridge is good. Storm Filter will be replaced/cleaned in the spring. Bridge railings issues have been addressed. Water in sockets of the lights is being addressed.
- Beach Commissioner Zumwalt—Shared the plan to complete the project of “roping off” the area where the fence has previously existed but falling apart due to weather and time. After Board discussion and concern about safety, Lynn will proceed to use rope to give the barrier a nautical look along with the safety benefit.
- Roads commissioner –vacant- Diane led discussion on the drainage issues previously discussed at this meeting and needs to address.
- Island Watch- Bill McFarland---Nothing to report at this time.
- Water Commissioner Doyle- PUD 1 report received: Sample routine Coliform Bacteria compete and satisfactory. Water line locations at the Reservoir site completed January 28, 2019 for Booster pump location. Replaced meter box at 781 E. Treasure Island that had been destroyed. Quarterly water meter reading completed. Doyle provided the Board with analysis of usage and possible leakage. In 4Q2019, 1,197,200 gallons were used by members of 1,385,200 pumped, suggesting a leakage rate of 15.7%. The average gallons use during this quarter by 196

residences was 6,108 gallons. The 20 top members used 542,120 gallons or 45.28% gallons. The top four users were contacted as potential leaks on their property. All four agreed to seek fixing the potential problem as none felt they could have used that many gallons.

- **Booster Pump Project**—The original Booster Pump preliminary plan was submitted to the State Department of Health on May 31, 2016. Due to turn over on the TICC Board and Water Commissioners, and delays from the approval process with the DOH, we finally received approval to go forward with the Booster Pump Project on January 29, 2020!!!!!!!!!!!!!!

---PUD 1 has been asked and completed the request to identify pipes on the site of the new Booster Pump station and building.

---**Motion** by Doyle and second by Wilkinson to approve an Agreement with BKI (our engineering firm) to assist in determining the contractor, a RFP, advertising and selection of contractor for a fee of up to \$15,000. Unanimous approval.

---Doyle met with the County and it was determined the building to house the Booster Pump would be a commercial building so it will require TICC to go through the permit process. A Pre-Application is in process by TICC at this time.

----Part of the requirements to obtain a permit, is to provide a design and specifications for the new building even if it will be less than 200 square feet. **Motion** made by Doyle and second by Zumwalt to use Spencer Burnfield to provide the building design and work with permit process for no more than \$1,500. Unanimous approval.

---The Board discussed and agreed to pursue the building to house the Booster pump equipment would look similar to the three pump house stations. This would be the plan assuming expense and noise level is similar or better than wood.

----A meeting will be held in near term with PUD 3 regarding the needed electrical considerations

The Board meeting adjourned at 8:50pm.

Minutes prepared by Dan Doyle