

Treasure Island Country Club Board of Directors Meeting
June 3, 2020
Meeting held via Zoom

Call to Order: President Diane McCoy called the meeting to order at 6:10 pm.

Roll Call: Diane McCoy – President/Roads Commissioner
Dan Doyle, Vice President/Water Commissioner
Vacant – Secretary/Treasurer
Rod Wilkinson – Dock Commissioner
Lynn Zumwalt – Beach Commissioner
Ken Sanberg – Beach Commissioner

Members Present: Trey Friauf, Betty Lewis, Dan Downey, John and Kerstin Hilton

Also Attending: Janet Biggs and Stephanie Hahn, HOA Community Solutions

Minutes: Kerstin Hilton

Minutes were approved of the March 31, 2020 meeting, as written. Rod requested a direct link to the board meeting minutes from the website home page be implemented. Motion was approved, seconded and approved.

Financial Report (given by Stephanie Hahn)

- Balance Sheet as of May 31, 2020
 - Total Assets = \$896,550.45
 - Reserves/ARF = \$579,025.94
 - General Fund balance = \$121,612.12
 - Bridge Fund = \$195,913.39

- Budget Comparison: The budget is on track and Stephanie is continuing to monitor.
- Delinquent Accounts: Stephanie contacted the one person who is delinquent and reports that the check is in the mail.
Stephanie will send a delinquent summary to the Board. As requested by the board the summary does not need to include names of owners who are owing, as Stephanie is keeping track of the details.
The “Tree House” at 90 E Treasure Island has been sold.

The correct number of dues-paying lots was discussed. The number is 252. However, the 2020 budget will continue to use 251 as it has already been approved.

Motion was made, and seconded and passed to approve the financial report.

Old Business

- Bylaw changes will be put on hold until the 2021 annual meeting, due to how decision-making work is done in relation to COVID-19.
- Pat Hall projects – the money is in the budget and the project pertaining to the drain and the path will be done in June.

New Business

- 2021 Budget
 - Each commissioner has requested additional funds to meet the needs, and there is not enough money to meet the budget without raising dues, doing a special assessment or some kind of pay-as-we-go plan. In particular there is a need for increased expenditures for roads, ditches and drains funding.

Dan made a motion to approve the 2021 Operations and Maintenance Budget to increase the annual dues to \$525 per lot annually. Seconded by Rod and Lynn. Motion passed unanimously.

- The island maintenance employee pay increase will be reviewed in an Executive Session of the Board.
- Vacant board positions – Elections for two Board seats will take place at the July annual meeting. One is currently filled by Ken Sanberg, who will be running for reelection. The other is vacant.
- A keypad lock will be installed a Pump House 1 in June.
- 4th of July parade – Because of state regulations regarding numbers of people gathering during COVID-19, the 2020 parade is cancelled.
- Annual meeting on July 11, 2020 – meeting will be via Zoom. Stephanie will send out a mailing with instructions.
- Rules & Regulations
 - Animal rules – Bylaws clearly outline process for off-leash dogs. A dog-owner was fined and requested the fine be excused. Ken made a motion to stand by the fine. Lynn seconded the motion. Motion was carried unanimously.
 - Parking on the side of the road – Stephanie will continue to follow up as needed.
- Changing placement of garbage cans due to wear of the Utility Road, previously known as the Fire Lane. More research and discussion in needed.

- The Board discussed social distancing and would like to remind members that it is important to observe social distancing on the island this summer.

Commissioner Reports

Dock (Rod)

Sani Cans have been delivered and will stay until Labor Day. They are serviced every two weeks. Rod will monitor to ensure that is a good timing interval.

There is a new 100-foot garden hose at the lower water connection at the dock lot.

The sign-in log is in place and being used.

Rod got a \$16K estimate for replacing the for wood pilings with steel ones.

And he will check on the fence gate closure mechanism so the gate can be closed during the winter months.

Bridge (Ken)

Irrigation to the freshly planted planters has been repaired and is in working order.

The bridge canisters have been serviced. The work needs to be done by a certified company and done every other year. It was done this year, and the bill has been paid.

Ken has contacted lighting companies to learn how to work with our current system.

Changing the system is not within the budget. Additionally, permanent lighting will require permitting.

Beach (Lynn)

A more secure fence needs to be installed between the parking and picnic areas. There is currently about \$750 in the budget. Property owners have voiced an interest in beautifying the area.

The area is clean and ready for summer.

Roads (Diane)

Speed bumps will be painted this month. A new paint quality is being used. We are getting 2 done at no charge.

Road coating will not take place in 2021.

Utility Lane (previously known as Fire Lane) is deteriorating. A contributing factor is from heavy garbage trucks. Further research with Mason County Garbage is needed to determine workable solutions.

Ditches and drains – also showing signs of wear.

Additional funds are necessary to maintain, improve, or repair their condition.

Island Watch (Bill McFarland's report given by Diane)

Diane reminded members to call the Mason County Sheriff if you are bothered by the actions of strangers you see on the island.

Water (Dan)

PUD 1 has completed the 2020 Consumer Confidence Report and Water Efficiency Report. The combined report will be posted on the TICC website. It will be communicated by email or mail to those without email addresses.

Water Usage Report was reviewed.

Booster Pump –Please see attachment.

At this point in time have been given a June 10, 2020 date for approval from the Mason County Permit. We still need an approval from the Fire Marshall for the pumphouse building. An additional \$150K is needed and can be accessed from the reserve fund.

Dan made a motion to go before the membership at the July meeting to take the \$105K needed funds from the reserve fund to use on the Booster Pump Project. Ken seconded the motion. Motion was passed with one nay vote.

Dan prepared a document, (see attachment) to request for members an approval to increase funds for a special assessment to rebuild the reserve funds. The assessment would be for \$1600 per lot and be paid off in 2 years. Motion passed by 3-2 to present the vote to the membership at the July annual meeting.

Next meeting is scheduled for July 11, 2020. This is our annual meeting and will be held via Zoom.

Meeting adjourned at 10:01 pm.