

TREASURE ISLAND COUNTRY CLUB

MINUTES OF THE BOARD OF TRUSTEES MEETING held September 21, 2015, at the Grapeview Firehall/Horton Community Center, 4350 East Grapeview Loop Road, Grapeview, WA. The meeting was opened at 5:00 PM by President David Madson and attended by Commissioners Larry Grumme, Roger Hansen, Ken Sanberg, Cheri Swettenam; Morina Dustan was absent; member/employee Linda Pryor; members Dick & Nancy Benson, Marilee Bittner Fawcett, Judy Carter, Jody Grumme, Marianne Howard, Judy Ivanovich, Susan Jones, Bill McFarland, David Meyering, Jack Morgan, Judy Parks, Phil Pugh, and Tom & Mila Spaulding; and guests Kim and Rex Wallingford, and Mike Merwhirter.

MOTION to approve the minutes of the [August 12, 2015 Regular Board meeting](#) was made by Larry Grumme, seconded by Ken Sanberg and passed.

MOTION to approve of posting the minutes of the [July 11, 2015 Annual Member meeting](#) on the website was made by Roger Hansen, seconded by Larry Grumme and passed.

INTRODUCTIONS

President Madson introduced the Trustees; members and guests introduced themselves individually.

FINANCIAL REPORTS

Roger Hansen reported that as of August 31st the total balance of all ten bank accounts was \$xxxxxx and the loan balance was \$xxxxxx. (*Details available upon request.) He noted the transition of the accounting system to QuickBooks will be completed by the end of this month.

The Trustees reviewed and discussed the Cash Flow Report dated August 31, 2015. Member accounts for the Dues and Special Assessment that are past due by more than sixty days will be submitted to the attorney for collections as per the Club's Assessment Policy. It was noted there are now 68.5 lots on the payment plan for the bridge assessment.

The Budget and Actual Expense Report for July 1, 2015 to August 31, 2015 was presented.

COMMISSIONER REPORTS

WATER - Commissioner Larry Grumme distributed and reviewed a written report prepared by the Water Operations Manager, Daryl Axelson. The coliform tests for July, August, and September were negative. Samples for analysis of nitrates were taken from all three wells in June and all results were <0.1 mg/L which is below the state's reporting level of 0.5 mg/L. Samples for lead and copper analysis were taken from five homes in July and all five were well below the state's Action level. Each homeowner was mailed a copy of their results as required. • Water usage in June was significantly higher than last year and also higher than the ten year average with 2,065,244 gallons pumped. July usage was 2,487,756 gallons and August usage was 1,966,560; both months were lower than last year as well as lower than the 10 year average. • The water service meters were read on July 1st for the second quarter and will be read again on October 1st for the third quarter. • Two service meters were installed in September; two hundred five have been completed and nineteen remain to be installed.

Larry reported the Trustees reviewed a contract submitted by Gray & Osborne for engineering services to seismically retrofit the water storage tank. A request to modify the contract with the addition of specified language to provide some level of cost protection to TICC for their construction cost estimate was submitted, incorporated into the contract, and the contract was then accepted. PanGeo is scheduled to perform core drillings on October 27th to test soil at the tank site (included in contract); this information will be used by the engineer when designing the retrofit.

Larry reported the interior of the water storage tank is on a three year inspection schedule. Reliable Diving cleaned and inspected the interior on September 18th at a cost of \$1,410.00. Their written report has been received and a DVD is forthcoming. They reported some minor rust spots and will be returning to clean the rust off and apply an epoxy which works in water. The cost for this task will be \$1,260.00 + tax. He noted the total cost for the inspection and repairs will be less than the amount budgeted for the inspection. Some rust in the area of the outlet pipe was also noted; if we proceed with the retrofit project, this will be taken care of when the tank is drained during that project.

BRIDGE – Commissioner Roger Hansen had no bridge business to report. He noted he will be working on getting donations to purchase Christmas lights for the bridge; the estimated cost is \$1,000.00 to \$1,200.00.

ROADS – Commissioner Morina Dustan absent. A member noted the ‘P’ on the ‘Stop’ stencil at the north side of the intersection (applied in June) is disintegrating; StripeRite will be contacted. ● A member who volunteered to get core samples of the asphalt to determine the thickness of the roadway noted he had discussed this project with Morina; no decisions were made. ● Ken Sanberg noted he and Morina discussed upcoming projects to improve storm water drainage in some locations and to prune back branches and brush along the roadway; he will be assisting Morina with the assessment of areas that need work.

DOCK – Commissioner Ken Sanberg reported the dock facility is in good shape. Upcoming projects include installing lighting on the float, installation of piping to provide fresh water on the float, and trimming the brush between the upper and lower parking areas. ● A member noted the asphalt is crumbling along the edges on the south side of the access drive. Patching with asphalt or concrete was suggested; Ken made a note of this and it was mentioned this would be a good project for a work party.

BEACH – Commissioner Cheri Swettenam reported the top boards on one of the picnic table’s benches are rotting. Tom (Swettenam) has purchased lumber and will be making the repairs; Cheri noted the new boards will be painted. Next spring she plans on pressure washing the picnic shelter, picnic tables, and benches and then repainting.

SECURITY – Commissioner David Madson reported the security surveillance cameras are working fine. He will be looking into updating the software to enable quicker reviewing of the recorded data.

OLD BUSINESS

Clarification of minutes of the August 12th Board meeting concerning discussion and a motion to authorize a meeting with an attorney to discuss TICC authority to: 1) Enforce the adopted “TICC Rules and Regulations” and 2) the legal authority (under local, state, and federal law) that the Association/Board has over Association property (roads, bridge, dock, community beach, et al) and members’ lots (i.e. private property), if any.

Rules & Regulations - David Madson reported the Trustees met with an attorney and asked questions relevant to allowable rules and their enforcement. The attorney is reviewing the Association’s governing documents; his response has not yet been received. After his input is received, the Rules Committee will go over their previously drafted revisions and then resubmit it to the Board.

Roger Hansen reported he is reviewing the coverage provided by all of the Association’s insurance policies. He noted the Director’s & Officers policy renews in October, the earthquake insurance on the bridge renews in December, and General Liability and Property Damage renews next March.

NEW BUSINESS

David Madson reported receiving members’ concerns/petitions regarding several issues.

Concerns with guests and visitors at a member’s residence on the island were discussed with an attorney; a final recommendation from the attorney has not yet been received.

He reported that the Trustees have done some research with regard to hiring a Security Guard to be stationed at the island entrance to question visitors coming onto the island; the approximate cost for this service for twelve hour days, seven days a week, is \$10,000.00 per month.

Roger Hansen reported there are additional concerns that will be on the Table for the Trustees discussion and research; outside Homeowner Association Management, outside Water System Management, and the feasibility of charging usage fees for the beach/picnic area and dock facility. He noted decisions regarding these options would require a vote at a membership meeting.

Cheri Swettenam reported she received a letter to the Board from a member who asked her to read it at the meeting; the letter was not signed so she declined to read it and intends to return it.

A member suggested that the Board should have regular monthly Board meetings. He also suggested that the meetings should be held on week nights instead of on Saturdays. He stressed the importance of establishing a regular newsletter for distribution to the members.

A member questioned the responsibility for maintaining the road right-of-way. The Association is responsible for taking care of the right-of-way, pruning back branches and brush, etc. This responsibility does not extend to private properties, which are to be maintained by the owners. Where survey stakes are visible, it's clear where the common border is between the forty foot right-of-way and private properties.

ADJOURNMENT

David Madson adjourned the meeting at 6:15 PM.

Written by Linda Pryor/Executive Secretary

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