

TREASURE ISLAND COUNTRY CLUB

**Treasure Island Country Club
Special Board Meeting Minutes
March 14th, 2017**

Meeting held at the Grapeview Fire Hall/4350 E Grapeview Loop Road

Board Members Present:

Dave Madson President

Larry Grumme Vice President

Kamryn Morgan Secretary/Treasurer

Dan Meddaugh Dock Commissioner

Cheri Swettenam Beach Commissioner (by Phone)

Not present: Ken Sanberg Bridge Commissioner

Community members present:

Jody Grumme/Stacy Scoles/Rick Buran/Jack Morgan/Lowell Mahugh/Bill McFarland

The meeting was opened at 5:00 PM by President Dave Madson.

The purpose of this special meeting was to discuss two things: an on-going encroachment issue regarding lot # S-1/2-A and TICC property and the charter committee for the dock lot.

The newly built house on lot # S-1/2-A is encroaching on TICC property, the property just north of the bridge as you are coming onto the island. TICC authorized a second and more detailed lot line survey to be completed by Baseline Engineering in February which resulted in three different lot lines painted on the property (one blue, one white and one yellow), all three of them showing an encroachment. We previously had a survey performed which cost \$1,656.25 which we hope to eventually be reimbursed for.

To address the encroachment issue, the TICC board sent a settlement offer around December 20th, 2016 to the attorney representing the land owners and granting them the furthest lot line to the road, giving them the most encroached space and in return we asked for a small (3 foot high) fence to be built along the lot line, a new lot line adjustment filed with the county paid by them and all prior survey fees and all attorney fees associated with this encroachment issue paid by them. (This was the second correspondence to the attorney and clients - the first correspondence was sent out September 26th, 2016 presenting legal arguments of our attorney and our position on encroachment by the land owners.) The responses received from the attorney to this December 20th offer did not fully respond to all the conditions contained in our settlement offer and the offer was pulled.

A community member who was previously on the TICC board and who was instrumental with the new bridge construction and knows that plot of land well thought there were some other issues with the newly built home that could be a concern to TICC: stairs/deck too close to water line, lot line setbacks and issues with their septic system. The TICC attorney (Martin Burns) advised that these issues had nothing to do with the encroachment, those issues are with Mason County so those should not be explored further. This community member was going to present to the board on these issues but decided to withdraw his presentation for today's meeting.

The board and members discussed some thoughts about the current stipulations to the encroached land owners. The board feels it is important to TICC to retain this land as TICC property and to maintain that throughout the entire island. The board cannot allow encroachments to occur on TICC property without implications.

Prior to today's meeting, a draft letter was prepared to be sent by our attorney, Martin Burns, to the land owners that would present the third and final correspondence from the board regarding the encroachment before legal action might be initiated. All of the current stipulations would still stand but the board asked to include the most recent Baseline Engineering survey to be paid by the land owners and all legal costs incurred to date as well as

a lease agreement of the encroached land of \$1,600 per year paid to TICC. If the letter receives no adequate response, TICC will need to take legal action.

TICC members also asked to put some emphasis to the land owners that this specific home is always in the view of residents and guests coming and going as everybody has to stop at the traffic signal right outside their driveway and it should be a good representation of Treasure Island thus keeping the home and property kept up, garbage cans out of eye sight and overflow parking is to not disturb residents and guests coming and going from the island or block the traffic signal to enter the bridge.

A **MOTION** was made by Kamryn Morgan to approve and send the draft letter discussed at the meeting as a third and final attempt at resolving the encroachment issue between lot # S-1/2-A and the TICC property to the north of the bridge coming into the island. If the letter receives no response, TICC will need to take legal action. The motion was seconded by Larry Grumme. The board unanimously approved the motion to send this final letter (Note: Ken Sanberg was not present to vote).

There was a discrepancy in our invoice from Baseline Engineering on the latest survey performed, we received a quote to survey the encroached area and the board approved to spend \$1,250 for the survey. We were then notified of a new estimate that the survey would cost up to but not exceed \$1,500 to complete the survey. The Board initially approved \$1,250 and later approved \$1,500 by email on 02/10/2017 (vote to approve: Dave Madson, Larry Grumme, Kamryn Morgan, Cheri Swettenam; abstained from voting: Dan Meddaugh; no vote: Ken Sanberg) and ratified by the Board as indicated by our signatures below. The invoice we received showed a total of \$1,839 was to be paid. Kamryn Morgan will call Baseline Engineering to see why the total was more than what they said it would be and request a refund.

Dave Madson discussed removing a tree from one of the planters on the bridge that is blocking the security camera. A **MOTION** was made by Dave Madson for himself and the help of Rick Buran to remove the tree from the planter blocking the security camera, replant the tree elsewhere on the island and plant something smaller in the planter that will not impact the security camera view. The motion was seconded by Larry Grumme and the board passed the motion unanimously (Note: Ken Sanberg was not present to vote).

The last item on the agenda was to discuss the dock lot charter committee. All TICC members were sent an email or a letter in the mail during the last week in February describing the incident and asking for volunteers to serve on a committee. We had 13 members respond and volunteer, thank you to the following people: Jan Croke/Dave Patnode/Trey Friauf/Pat Richmond/Nancy Benson/Marianne Howard/Pete Indahl/Bennett Jones/Sheldon Pritchard/Bill McFarland/Morina Dustan/Steve Bright/Jack Morgan.

These volunteers will be emailed and asked to join the regularly scheduled TICC Board Meeting on Saturday, April 1st at 9:00 am. The committee will consist of seven members that are in good standing with the community, members of the committee will be voted on by the board after the April 1st meeting. Dave Madson has volunteered to oversee the committee at their meetings but will have no vote. The intent is to have no more than three meetings to review the facts and recommendations regarding the cutting of the Garry Oak trees on the common dock lot property.

President Dave Madson adjourned the meeting at 6:00 PM.

Written by Secretary/Treasurer Kamryn Morgan.