

## Treasure Island Country Club

April 11, 2018

Meeting held at the Grapeview Fire Hall (4350 East Grapeview Loop Road, Grapeview, WA)

### Minutes

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**Call to Order:** President Jack Morgan called the meeting to order at 5:00 PM at the Grapeview Fire Hall.

#### Roll Call:

Jack Morgan	President	Tom Farmer	Water Commissioner
Diane McCoy	Vice President	Bill McFarland	Dock Commissioner
Kamryn Morgan	Secretary/Treasurer	Bill McFarland	Beach Commissioner
Diane/Jack	Road Commissioner		

Not present: Ken Sanberg

**Thank you to members who attended:** Kim Henwood/Mila Spaulding/Pat Richmond/Tina Campbell/Lowell Mahugh/JuleAnn Mahugh/Jack McLauchlan

Diane made a **MOTION** to approve the February 17 2018 minutes, seconded by Tom. No discussion occurred; the motion passed unanimously 5:0.

The Board asked for member comments:

- Mila Spaulding asked about the status of the TICC website: was addressed later in the meeting
- Pat Richmond asked about the trail and when it will be cleared: was addressed later in the meeting

#### Financial Report- Janet Biggs

- Balance Sheet 03/31/2018: Total Assets **\$811,229.22**
  - General O&M Fund balance: \$85,803.65
  - Reserves/ARF: \$535,190.78
  - Special Assessment: \$187,567.43
- Loan Paydown 03/31/2018
  - \$716,930.75
- Budget Comparison 03/31/2018
  - Legal Fees: budget \$7,000/YTD \$33,724.06
    - Due to legal issues w/ residents at 1681 and the property dispute.
  - Maintenance Payroll: budget \$2,500/YTD \$3,081.86
    - The Board will re-evaluate 2019 budget.

Janet noted the Western Alliance ICS ARF is out of compliance with the FDIC insurance limits (current balance \$270,509.80/limit is \$250k) and the Board will need to transfer those funds. Janet will review options and discuss with the Board next steps.

Janet also suggested the Board propose a 6 month budget (July-December 2018) and then a full 12 month budget to align with the TICC fiscal calendar. This will be discussed in an upcoming 2019 Budget Workshop.

#### Old Business:

- Update on 1681 E TI Drive: Daryl Pryor was arrested on 04/10/2018 and will remain in custody until his sentencing May 7, 2018.
- Update on lot # A-1/2 property line dispute: still in litigation, TICC put a timeline on the litigation process and it will go to court if there is no resolution.
- Update on reviewing and potentially update current TICC Bylaws: TICC lawyer has experience with rewriting Bylaws and wants to meet with the Board to review current and offer suggestions compared to other country clubs.
- Update on the validity of the TICC Rules and Regulations approved in 2016: Janet advised the Bylaws, CC&R's and plat restrictions need to be separated, right now they are mixed.
- Update on a workshop for all Board members to review job descriptions, Bylaws, etc: will occur during the 2019 Budget prep workshop in May/June.

### New Business:

- Fallen trees on the east side of island: During a winter windstorm trees from a member's property fell across the walking trail between Mr. Pool and Mr. Buran's properties. The trail has been taped off due to safety concerns. A local tree removal company has evaluated the trees for removal and clean up, he is currently unreachable to confirm the start date of work. Another company will be evaluating the property this week.

**\*\*MEMBERS: now is a good time to have your properties evaluated for potential safety hazards... if a tree is deemed "unsafe" and it comes down, you are liable to damages\*\***

- Common area tree issues: there are a few trees on TICC common area property that have been evaluated for take down/removal due to damage by the last windstorm. No date has been set for this yet.
- North-end fire hydrant issue: in March, ProBuild was delivering lumber to a lot and clipped a fire hydrant. The MC Fire Department and PUD 1 were called immediately. PUD responded within 30 minutes and had equipment onsite for repair within 2 hours... great response time by PUD 1! TICC was billed by PUD 1 for the work however ProBuild was responsible for the damage and paid the invoice in full.

The fire hydrant will NOT be replaced, per Chief Griebler at MCFD, the older style hydrants around the island are not operational and they do not require them when fire-fighting, they use two water pump trucks. After the incident, Tom Farmer was approached by a member asking for the old fire hydrant, Tom would like to put the old hydrants (quantity 3) up for bid as these are assets to the TICC and the money should go back to TICC. More to come on this...

- TICC Website update: the new website went live 04/11/2018!!! Check out it out: [www.ticconline.com](http://www.ticconline.com)

Thank you to neighbor Ed Lucas who helped Diane McCoy get the site launched and will continue to help us improve our communications and community involvement through the new website.

- Benches in common areas: Bill McFarland removed two unsafe wood benches from the dock lot and water tower. There is \$500+ available in the dock budget to spend on bench replacements. A suggestion was made by JuleAnn Mahugh to replace them with a "in memory of" bench. The Board will work with Ornamental Stone for some safe suggestions and put a memo out to the membership if anyone is interested in donating.
- Annual Meeting Picnic: The Board would like to revive an annual picnic this year! Kamryn Morgan made a **MOTION** to organize a picnic on the south end of the island after the annual meeting July 7<sup>th</sup> and would like to use the remaining funds from the 2017 "community events" budget (\$208) to do so. Motion was seconded by Tom Farmer. More information to come on this... information will be posted to the TICC website.
- 4<sup>th</sup> of July parade volunteer: **WE ARE IN NEED OF VOLUNTEER(S) TO HELP ORGANIZE THE PARADE!** Please speak with a Board member for more details if you are interested.
- Annual meeting planning: The Board will be meeting in May to finalize a budget and prepare documents for the annual packet. There will be two positions open for election at this meeting.

**Annual Meeting: July 7, 2018**

**Packets will be mailed no later than: June 22, 2018**

### Commissioner Reports:

- **Dock-** Bill McFarland: water has been turned on, hoses will be provided soon. Thank you to Pat, Nancy, Rex and Rick for your continued dock lot clean-up efforts. The wire on the dock will be replaced ASAP.
- **Bridge-** Ken Sanberg: pressure washing will happen the last weekend in April. Ken would like to replace the lights on the bridge with something brighter, no changes yet. Jack would like to research having a street sweeper do the bridge because they actually suck up the debris instead of it falling down into the water/beach below.
- **Beach-** Bill McFarland: water has been turned on, hoses will be provided soon. The fire pit and surrounding areas will be cleaned up in the next few weeks to prepare for the summer.
- **Roads-** Diane/Jack: Jack will be dragging the center lane this month and the roads will be re-sealed sometime this summer, date to be determined. The speed bumps will also be repainted before summer and a notice will go out to members in advance.
- **Island Watch-** Bill McFarland: covered in "Old Business"

- **Water-** Tom Farmer: PUD 1 is doing a great job with water quality monitoring and the reports they provide monthly to Tom. The monthly coliform test has turned up negative as expected, a lead/copper test will be done in July (this is done every 3 years) and asbestos testing will take place in October (done every 9 years). PUD 1 will be replacing the “double check valve” on the bridge ASAP.

**Community Announcements:**

JuleAnn Mahough is asking for children’s book donations for the TICC Little Library. She can be reached via email to set up a time to collect: [local@wavecable.com](mailto:local@wavecable.com)

Pat Richmond will be organizing some common area clean-up work parties. If interested in volunteering, Pat can be reached at [alandpat68@gmail.com](mailto:alandpat68@gmail.com) and more information will be posted to the TICC website requesting volunteers and work party information.

Kim Henwood has shown interest in working on a TICC blog/newsletter.

Meeting adjourned at 6:56 pm

Minutes Written by Secretary/Treasurer Kamryn Morgan