

Treasure Island Country Club

October 4, 2023, at 7PM

The meeting will be held via Horton Community Center and Zoom Meeting

<https://us06web.zoom.us/j/83280828964>

Meeting Minutes

Call to Order: President Aaron Howard called the meeting to order at 7:02 PM

Roll Call:

Aaron Howard President

Darci Russell Vice-President/Beach
Commissioner

Kerstin Hilton Secretary

Sarah Voss - absent Treasurer

Rick Buran Bridge/Roads Commissioner

James Horton Dock Commissioner

Joe Ragucci Water Commissioner

Also Attending:

Jennifer Csonka - HOA Community Solutions

Members Attending (in-person and Zoom):

Diane Bell

Jerry Bennett

Barbara Bruemmer

Gail Carbajal

Terry Chew

Dan Doyle

Jean Farmer

Deb Gassman

Thad Gassman

Jini Goetz

Dane Holman

Jim Holman

Scott Junge

Donna Kelley

Ed Lucas

Dave Parker

Lavon Parker

Sondra Ragucci

Pat Richmond

Cheri Swettenam

Tom Swettenam

Karen Weber

Rod Wilkinson

Todd Wilson

Opening Remarks by President:

- Welcome
- Summer Highlights and Accomplishments- including SEP cleanup, learning more about our security system, problem solving faulty issues with Pumphouse #2, hiring a new landscaper, HOA-CS team visiting our island. The membership would like to receive a monthly update from the Board.
- Introduction of Committee Reports as reoccurring Agenda item

Approval of August 2, 2023 Meeting – Rick Buran moved to accept the minutes of the Aug 2, 2023 meeting. Darci Russell seconded the motion. Motion passed.

Financial Report- 9/28/2023 – Presented by Aaron Howard

- Balance sheet 1/1/2023 through 09/28/2023
 - Operating account balance \$8,166.19.
 - Operating CD balances: \$161,300.29.
 - ARF accounts: \$502,560.82.
 - Bridge Accounts \$33,129.21
 - Total bank balances: \$707,044.82**
- Delinquent accounts- As of 09/28/23
 - 60-89 days delinquent accounts owe a total of \$103.41.
 - 90 days delinquent accounts owe a total of \$1,225.03.

- Over 120 days delinquent, owe a total of \$4,841.80. Jennifer Csonka reported that there are six delinquent accounts of over 120 days. One of those accounts owes a substantial amount. The Board agreed they will develop a plan of how to handle payment plans for accounts that are delinquent. Members who are not delinquent and wish to set up payment plans are to contact Jennifer at HOA-CS.

Commissioner Reports – See Reports attached.

- **Beach** – Darci Russell. In addition to her report, Darci advised that a railing will be installed on the pathway leading to the beach. All members are invited to call Darci at (206) 595-4665 to become involved in beach projects.
- **Bridge** – Rick Buran In addition to his report, the lights are working on the bridge and Rick is experimenting with them to address glare and brightness concerns.
- **Dock and Dock Project Timing** - James Horton
- **Roads** – Rick Buran In addition to his report, Rick will have ¾ minus gravel add to the intersection on the Utility Lane. He will do some trimming so speed signs are more noticeable.
- **Water** – Joe Ragucci A customer experience meeting will be set up with Northwest Water System. The Board will develop Water Education and Water Conversation statement to share with the membership.

Old Business:

- Soliciting – Jennifer Csonka has contacted Ecoshield in response to their employee soliciting on the island.
- Garbage service pick-up service - The inside road must have at least one-way pickup.

New Business and Member Comments:

- Bridge Inspection – Rick Buran is contacting vendors to conduct our annual bridge inspection which is due.
- Bridge insurance – An advisory vote survey will be sent out within the next two weeks to get members input on canceling or continuing to pay bridge insurance. Members who do not have email will receive it by mail.
- Deer – More research is needed on how to deal with the deer population.
- Treasurer and HOA working on budget line items for updates.

Committee Reports:

- Communications – Jim Holman, chair, is working to develop a structure to accommodate the wide variety of ways (i.e., email, website, letters, etc.) members receive communications. Contact Jim Holman to help with the project.
- Community Watch – Barb McFarland, chair. Several board members provided updates.
- Events – Darci Russell, chair, is inviting members to join her to identify and plan events that are open to all members. Call her at (206) 595-4665.
- South End Park Committee (SEP) – Kate Owen, chair. Aaron Howard reported that the park area project is continuing. All expenses are covered by donations. Playground equipment, fire pits and other amenities are not part of the plan due to safety and insurance concerns.

Member Comments:

- There have been robbery-by-boat incidents on Stretch Island recently. Be aware. Be vigilant.
- Jim Holman submitted signed petitions from 151 lots that were collected earlier this year, in response to bylaw and subsequent changes. Aaron Howard accepted the petitions.

Going forward, a group will be organized to draft a standard set of guidelines-for-renters that owners can give to their respective renters.

The Board meeting was adjourned at 8:52 PM

Next board meeting: December 6, 2023 at 7:00 PM at the Horton Community Center and Zoom.

Minutes written by Secretary, Kerstin Hilton.

COMMISSIONER REPORTS – October 2023

Beach Commissioner Report – Darci Russell

The shed at the community beach has been painted, thanks to Don Russell who volunteered his time to do this. We are relocating the Sani-can to the cement pad by the shed. This request was made by the Henwood's who live next door to the community beach and we are happy to improve their view a bit! The Sani-can will be moved in May of 2024 (we remove it from the beach at the end of September until May). The new Sani-can will be ADA compliant.

We are also in discussions with the Henwood's on building a fence between their property and the community beach, following Mason County codes and height restrictions. We will keep you posted on how this progresses.

We will add signage to the beach indicating hours and additional helpful information for members and guests. Joe and Sondra Ragucci will be working on this.

Of course, what fun would it be to be Beach Commissioner and not have a few crazy ideas. It would be great to continue improving the landscaping, much like has been done at the Community Dock and now South Park. The improvements would benefit everyone! A few of these ideas (based on volunteer time from Don Russell and others interested in helping) are the addition of a sprinkler system (we've already had a volunteer come forward with sprinkler experience to assist with this project), the addition of some plants, staining the fence by the street and adding a carved sign at the entrance. Of course, there are more ideas churning around but you'll all think I'm crazy! **Budget and volunteer time drives these projects.**

Fun events at the beach for 2024... music, outdoor movies/popcorn, open mic night.... any other ideas?!

Bridge Commissioner Report – Rick Buran

Shout out to Cheri Swettenam and everyone who helps with the plants on the bridge. It looks fabulous. All the lights are working and I'm still playing with the idea of every other light to be on. Bridge is functional and pending inspection.

Dock Commissioner Report – Jim Horton

Our completed pier is sitting in Marine Floats Tacoma yard waiting to be barged to our site and hoisted into place when construction begins. Total construction time onsite should be a week or less.

Construction was originally scheduled for the second half of September. Marine Floats asked if they could reschedule construction to October. We said yes to their request. You have likely read or seen on the news that all car traffic was cancelled on the Bainbridge – Seattle run for a week. That is so Marine Floats could install a new passenger walkway at the Bainbridge terminal. They are also working on a second project at the terminal. The pressure of these

projects was a large part of their request for a one month delay. On September 22, confirmed the start date for our project will be mid to late October.

You may remember this past winter when the combination of a King Tide and surge caused by a strong southerly wind caused our pier to be briefly overtopped by water. This past Friday, in a meeting with John Cavanaugh of Marine Floats, it was agreed they would raise the height of our pier by four inches. Hopefully this will prevent future overtopping in the event of similar circumstances.

We have a bid for removing the wood fence and construction of a stainless steel cable type fence across the top of our bulkhead. It is within the funds approved for this project. We are awaiting an additional bid. The bidder has not yet received a response from his supplier on the price of fencing supplies for our project. We have had five individuals/firms decline to bid for a variety of reasons.

Roads Commissioner Report – Rick Buran

Roads are serviceable and in good condition. I have been in contact with Dave Parker and soon will meet to formulate a price and options for the center gravel road.

Water Commissioner Report – Joe Ragucci

During the August board meeting the assignment for Water Commissioner was transferred from Sarah Voss to Joe Ragucci.

With appointment of the new Water Commissioner a new committee was formed to be referred to as the Water Oversight Committee.

This committee's membership includes the Water Commissioner and Rod Wilkinson, an Island resident and former Water Commissioner.

The purpose and goal of the committee is to assess the water system readiness, system documents as well as ensuring our vendors are performing per contract.

With this goal in mind we have performed multiple test and troubleshooting as to why pump house #2 circuit breaker was found in a tripped condition multiples time as first reported this summer.

First, the motor starter was found to be in need of replacement, this has been completed.

The next step has been to more work intensive, find out why the circuit breaker has tripped and damaged a motor starter.

Nicholson Drilling, who did the motor starter repair, tested our pump motor and it was found to be in good working order, this good news.

Next, PUD 3 was called to verify that the service voltage was stable and within specifications, some adjustments were made with the incoming service. It is in good working order, again good news.

The communication line was tested for continuity as it had to be repaired within the last two years due to damage from construction equipment, the wiring tested good.

Finally, the control sequencer was tested for proper functionality, this was found to be in good

working order as well.

The final conclusion is that the main breaker in the electrical panel has failed and will need replacing, this task will be assigned to the appropriate vendor to get completed.

As a precaution pump #2 has been placed out of service to prevent any further damage to the system until corrections have been made.

The committee itself has logged approximately 10 man hours during the troubleshooting process which has resulted in a cost savings for the TICC water budget and would like to recognize and thank Rod for his efforts.

A visit from Legacy Power Systems occurred September 25 for a preventative maintenance on our backup generators. In addition, the Automatic Transfer System (ATS) was tested and passed successfully. This PM will be scheduled yearly prior to autumn and the ensuing winds. During this visit a minor leak was discovered on a Gage valve stem which was repaired the same day. Finally a partial water usage reading for the month of August was performed by the committee with the usage from August 14th to August 31 coming in at 1,392,600 gallons.

As a reminder, the Authorized Consumption is 12,077,488 gallons per year, we do not get unlimited annual usage as a water system so please use our resource wisely.