

Treasure Island Country Club
December 5, 2018
Meeting held at the Grapeview Fire Hall (4350 East Grapeview Loop Road, Grapeview WA)
Meeting Minutes

Call to Order: President Jack Morgan called the meeting to order at 6:01 pm at the Grapeview Fire Hall.

Board Members Present: Jack Morgan/Diane McCoy/Lynn Zumwalt/Bill McFarland/Kamryn Morgan

TICC Members in Attendance: Pat Richmond

Lynn made a MOTION to approve the meeting minutes from 10/03/2018 with a suggestion to change the verbiage under OLD BUSINESS, second bullet point to clearly state the Board had not formed a committee yet, only discussion of forming one and a motion was made to form one to review the Rules and Regulations. Diane seconded the motion with the changes, the Board reviewed the minutes and discussed how to update the former motion. The Board voted 5:0 to approve the last meetings minutes with the change made above. Kamryn will make corrections to the minutes posted to the website.

Member Comments: Pat thanked the Board for directing the tree removal specialist to remove dangerous trees located near the water well. Pat asked if she could replant surrounding tree removal area with shrubs and/or plants, the Board agreed.

Financial Report- Janet Biggs

- **Balance Sheet 11/30/2018:**
 - Total Assets \$756,567.33
 - o General O&M Fund balance: \$49,231.10
 - o Reserves/ARF: \$513,802.67
 - o Special Assessment: \$193,533.56
- **Loan Pay Down 11/30/2018:**
 - o \$656,112.04- 2 owners have paid their loans in full since the last meeting in October
- **Budget Comparison/Budget Discussion:**
 - o AR: \$18,827.83
 - *outstanding debt is very low, balance \$21,571.13
 - *TICC will be under the 6 month budget and start new fiscal January 1, 2019
- **Delinquent Account Status 11/30/2018:**
 - None

Janet suggested moving some funds from the ARF and Mutual of Omaha account to Western Alliance but would like to have the HOA Community Solutions CPA review first. Jack made a **MOTION** for Janet to review the balance sheet with the CPA and move funds from the ARF and Mutual of Omaha account into Western Alliance as they see fit. Kamryn seconded the motion and there was no further discussion from the Board.

Old Business:

- DNR Aquatics Update: They were paid by TICC but have not performed services yet, Janet will contact them.

- Review and potentially update current TICC Bylaws: discussion is still ongoing, any changes to the current bylaws would require a membership vote however the rules and regulations do not have to be put out for a vote. At the October meeting, the Board voted to form a committee to review the rules and regulations, Jack will discuss forming the committee at the February 2019 meeting.
- Discuss the validity of how the Rules and Regulations of TICC were presented and approved in 2016- same as above, ongoing with updates at the February 2019 meeting.
- Update on “no soliciting” signage: there were two “no soliciting” signs added to island property, one on the mainland side before crossing the bridge and another one at the stop sign at the top of the bridge hill. Jack advised these were added due to the increased landscaping marketing materials left in residence driveways.
- Island Tractor for Sale- the Board discussed multiple ways to spread the word about the tractor being for sale, Janet will send out an email blast to the community, a sign could be added to the bulletin board at the Allyn Market as well as possibly using Craigslist. Ken Sanberg will be the main contact for any persons interested in the tractor. See the email from Janet with more information. *Note that all proceeds from the sale of the island tractor will go back into the ARF, nothing is scheduled to be purchased or paid with those proceeds.
- Discuss electronic reader board: ongoing, Diane still researching options.
- Discuss short term rentals and forming a committee: discussion occurred to potentially form a committee to review rental agreements, rules and regulations regarding short term rentals in other HOA’s and to consider forming a committee by the February 2019 board meeting so information can be shared at or before the annual meeting. *No committee was formed this evening

New Business

- Discuss administering fees for title transfers, etc to be paid back to the HOA/Island: Janet clarified that fees were assessed and collected by Community Home Solutions currently.
- Discuss recent island property damage at the end of the bridge: a truck was crossing the bridge too fast one morning and ran into the embankment causing some landscaping and signage damage. With the help of Island Watch and the cameras, the driver was recognized and contacted immediately. Janet sent a formal compliance letter to the vehicle owner, the incident was reported to the Mason County Sheriff’s office, the amount of damage is unclear right now due to weather, but the signs have temporarily been replaced but will need to be replaced ASAP.
- Review removal of potentially hazardous island property trees: Jack reported that Hood Canal Communications had to be called to move wires near the water tower so a group of dangerous trees could be removed. There will be more island proper trees removed in the upcoming months as they were tagged as dangerous. Trees that have been currently removed due to their dangerous nature have been paid for out of “operating funds” and not the ARF.
- Maintenance tools that will need to be purchased: the Board discussed the potential purchase of an island chainsaw and pressure washer, estimated cost \$1,200. They reviewed the budget with Janet and decided to postpone the purchases until 2019 and look for sales on items. Jack made a **MOTION** to acquire a chainsaw and pressure washer out of the 2019 maintenance supplies budget and will start looking for the best deals in January 2019. The motion was seconded by Bill, no further discussion, the Board voted all in favor.

- Discuss adding a “curve” sign to the bridge about the upcoming curve in the road to go up the hill: Jack mentioned that after the recent incident where a truck ran into the embankment coming off the bridge causing property damage, he asked the Board to consider adding a “upcoming curve” sign to the bridge, 100 feet from the start of the curve and could be bolted to the bridge. The Board discussed and agreed it was a good idea. Jack made a **MOTION** to purchase and install an “upcoming left curve” sign that would be installed 100 feet from the start of the curve. Bill seconded the motion, there was no further discussion and the Board voted all in favor.
- Discuss a recent letter to the Board written by Linda Pryor: all Board members had reviewed a letter Linda Pryor wrote the board prior to the meeting and discussed that having the island lawyer review for validity was important.
- Discuss a recent letter to the Board written by Larry Grumme: The Board discussed the letter written by Larry Grumme regarding island tree maintenance and concluded that payment for the removal of the trees on island property should come from the operating funds or maintenance and not the ARF as suggested. The Board also discussed adding a new budget line going forward: a “tree maintenance plan” to review every two years with an arborist.

Commissioner Reports:

- Dock- Bill McFarland: no update.
- Bridge- Ken Sanberg: water lines have been blown out and cleared for winterization. Janet will contact the bridge canister cleanout company to schedule bi-yearly maintenance.
- Beach- Lynn Zumwalt: the chains were removed from the drift wood log and the log was cut up and removed
- Roads- Asphalt Specialties will be on the island 12/06 to finish up patching and fix the sink hole on the southwest side of the island. They will return in the spring to complete seal coating and repaint the speed bumps.
- Water- Tom Farmer has submitted his resignation from the Board, PUD 1 will be notified of the changes and to contact Jack Morgan for now. The Board requested Janet to send out an email to the island requesting volunteers to fill the vacant position.
- Island Watch- Bill McFarland: upcoming holiday season, make sure packages are taken inside quickly or ask a neighbor so they are not stolen. No reports on the island of theft but keep your eyes open!

Community Announcements: none

Meeting adjourned at 7:45 pm

Minutes Written by Secretary/Treasurer Kamryn Morgan