

Treasure Island Country Club

June 7th, 2023 at 7PM

Meeting Held via Horton Community Center and Zoom Meeting

<https://us06web.zoom.us/j/81017327216>

Meeting Minutes

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

Opening Remarks: President

- Welcome and Agenda
- Our vision and focus on community.
- Recognition of member volunteer work
- What to expect between now and the annual meeting
- What to expect next year

Roll Call:

Aaron Howard	President
Kerstin Hilton	Secretary
Dan Downey	Bridge/Roads Commissioner
Sarah Voss	Treasurer/Water Commissioner
James Horton	Dock/Beach Commissioner

Also Attending:

Janet Biggs, Jennifer Csonka - HOA Community Solutions

Members Attending (in-person and Zoom):

Diane Bell/Terry Chew	Scott Junge	Pat Warner
Jerry Bennett	Donna Kelley	Karen Webber
Nancy and Dick Benson	Joe and Kate Knuth	Larry Williams
Brenda Bauman	Betty Lewis	Todd Wilson
Rick Buran	Linda and Dave Madsen	Vicki Wittebnberger
Karel Chessum	Linda McCarthy	Lynn and Clyde Zumwalt
Dan Doyle	Robert Moe	
Jean Farmer	Velma and Dave Parker	
Deb and Thad Gassman	Sondra and Joe Ragucci	
Bethany Gipson	Pat Richmond	
Michelle and Steve Graunke	Patrick Riordan	
Jody and Larry Grumme	Helen Rowse	
John Hilton	Darci Russell	
Jim Holman	Linda Stevenson	
Desire and Randy Janson	Tom Swettenam	
Jennifer Joffee	Jim Voss	

- Sarah moved to accept the minutes from April 5, 2023, board meeting. Dan seconded the motion. Motion passed.

Financial Report- As of 5/31/23

- Balance sheet as of 05/31/2023
 - O&M Account \$210,007.48
 - ARF Accounts \$645,478.34
 - Bridge Accounts \$23,733.28
 - Total bank balances: \$879,219.10**
- Delinquent accounts- As of 03/31/23
 - 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

Commissioner Reports - Reports attached.

- **Dock** - James Horton
In addition to his report, Jim announced that piling and marine inspections have been signed off. The work is scheduled to begin mid-September. Bids will be procured for the fence at the bulkhead.
- **Bridge** - Dan Downey
Member, Randy Jensen, has noticed some rebar rust and cracking on the bridge.
- **Beach** – James Horton
Don Mayer has installed pavers leading to the cabana.
- **Roads** - Dan Downey
A blast email will be sent prior to grading Utility Lane.
The Berg cabin has been moved to its new location.
- **Water** - Sarah Voss
Mid-island members who experience low water pressure are to contact Sarah Voss.

Committee Reports: none

Old Business:

- Reserve Study has been completed.

New Business:

- “Meet the Candidates” for Board positions.

There are 3 opens positions on the Board. We have five individuals who will be on the ballot plus one write-in:

Darci Russell, Larry Grumme, Joe Ragucci, Rick Buran, Dan Doyle and Diana Bell (write-in). All six candidates introduced themselves and shared thoughts about their vision for the island, personal interest relative to the board, and how they see their board participation. They also agreed to help with committees if not elected to the board.

- July 4th Event is in good hands with Pat Warner, Donna Kelley and Bethany Gipson. Additional volunteers are needed to help with the race. Contact Donna or Pat.
- Bridge Lights are a hit!
- Bridge Insurance initial conversation with more to follow at the annual meeting.
- Additional common areas, including the dock property and south end of the island at the loop will be added to the maintenance plan. Thank you to Nancy and Pat for beautifully tending the gardens.

Member Comments (2 minutes max)

Little library at the sound end of the island – Books suitable for young readers (ages 10-16) are needed.

Karen Webber and Darci Russell will work on a community roster.

The membership indicated by thumbs up/thumbs down vote to not install reflectors on the speed bumps. All are delighted to have them freshly painted.

Community Announcements

Kate Owen invited all to attend a farewell gathering at their home on July 2. Bring a dish to share and your beverage. Contact Kate at (801) 694-7908 for more information.

Motion was made and seconded to adjourn the Board meeting at 8:15pm All members left the room. The Board went into **Executive Session** at 8:33 pm. Executive Session adjourned at 8:55pm

Next board meeting: Annual Meeting is July 8, 2023 at 10:00 am at the Horton Community Center and Zoom.

Minutes written by Secretary, Kerstin Hilton.

COMMISSIONER REPORTS – June 7, 2023

Beach Commissioner Report – Jim Horton

Don and Patty Mayer have done a wonderful job constructing our new walkway. It is almost complete. The only remaining task is to cut some pavers to fill in the edges. I encourage everyone to see it. It looks amazing.

Bridge Commissioner Report – Dan Downey

Earthquake Insurance - Loan to finance the bridge construction is now paid off. Originally the bank holding the loan required earthquake insurance. The members must guide the Board about whether to renew the earthquake insurance policy or not. If the policy lapses, finding another insurer will be hard.

Details about the current policy:

- Valuation: \$5M, current premium \$27,500, local insurance agent Kevin Owens of Carlson Insurance in Gig Harbor, principal underwriter is Arch Insurance, renews December

- In the event of earthquake with bridge damage, minimum claim is 5% of bridge valuation = 5% of \$5M = \$250,000. Below this, Arch will not accept a claim.

- Here's the deductible information: fixed deductible is incurred as soon as claim crosses the \$250,000 threshold. The deductible is calculated as a fixed 5% of the insured asset, namely \$250,000. So a claim for \$250,001 would trigger a deductible of \$250,000. The fixed deductible of \$250,000 is a good value relative to the premium we pay annually only if the bridge is a total loss, but is less proportionate to the loss if the claim size is smaller, down to essentially fully self-pay at the low end of the claim range, \$250,000, plus the cost of the annual premium to even be eligible for insurance support. Like investing in stocks, the members and the board have to view this subject from the perspective of their tolerance for risk. If we renew, at the least, we should have the \$250,000 deductible set aside in the ARF to avoid a special assessment in the event of an earthquake

What to do with the dues money used to pay the insurance premium if we let the policy lapse: create a bridge repair account in our Replacement Fund, or reduce annual member fees proportionately. An advisory vote will be solicited from the membership about their opinion.

Bridge railing - Top bridge railings had acquired a film of rust. I just completed applying a "cold galvanizing" product containing zinc to all exposed surfaces on the top railing, with an improved appearance

Planters - got a thorough makeover in May - trees are too large for the planters but remain healthy. Cheri Swettenam has graciously volunteered to oversee the ongoing care of the contents of the plants and irrigation.

Irrigation - drip irrigation was renovated by Patty Mayer and Cheri Swettenam and now works well.

Illumination - strings of lights have suffered some weathering, but fundamentally are intact, albeit some bulbs which will perpetually need replacement. Marine-quality 110V light fixtures or streetlights on poles are an alternative but costly to install. Member input about their regard for the light strings is welcome.

Dock Commissioner Report - Jim Horton

I have no word on when we might expect to receive our Mason County building permit. I have inquired and may know more by our June 7 board meeting. Until we receive our permit, nothing more is going to happen.

The dock parking area has been striped.

Roads Commissioner Report – Dan Downey

Speed bumps were recently re-painted. Speeding on bridge and island roads is a challenge. The road often has people on foot, making speeding more hazardous than in communities with sidewalks.

Asphalt roads are in good shape, budgeted for eventual asphalt repair of cracks at road edges from sub-grade washout. When does the board want to take action on this preventative maintenance?

Inner Utility Road - are being graded and roadbed will get more gravel. To reduce garbage truck wear on the utility road, members whose garbage pickup is on the gravel utility road have been asked to place their garbage cans along a consistent side of the road so the truck can pick all cans up in one pass.

Culvert on the east road needs excavation for better runoff diversion. Members can maintain their segment of the culvert and lessen expense of backhoe. Dave Parker has been contacted to perform east culvert restoration. This includes selective placement of new drain pipes in the ditch at the base of some members' lots abutting the east side road. Will the board authorize contacting Dave Parker and activating the culvert plan below?

Per Diane McCoy: There are two separate projects that are similar in scope.

1) Project west side Treasure Island Drive. The existing storm pipe will be removed and disposed of. A new ditch line will be established and graded to provide positive drainage. One additional catch basin will be added to accommodate the radius in the ditch line. The ditch will be lined with geo fabric, 8" ADS perforated double wall storm pipe will be installed and 1 1/2 drainage rock. There will be a three foot shoulder created that will be topped with crushed rock.

The purpose of this repair is that the existing 8" existing storm pipe is damaged and its flow is restricted due to damage and plugged with dirt. During heavy rains the ditch overflows runs across the road and flooding occurs on the neighbors. This project will include 150' of new storm pipe.

2) Project east side of Treasure Island Drive.

This project will entail removing existing culverts and grading the flowline. The storm drainage will be 8" ADS double wall perforated storm pipe the storm pipe will be connected to an existing catch basin on the north end of project and connected to an existing concrete culvert on the south end. The ditch line will be lined with geo fabric and back filled with 1 1/2 drain rock. The established shoulder will be topped with crushed rock.

Water Commissioner Report for April and May 2023– Sarah Voss

Our water on the island continues to be of the highest quality. The Dept of Health has received monthly coliform testing from our system managers and we pass with very satisfactory marks. We are fortunate to have a quality water systems management team in Northwest Water Systems, Inc. As members of the TICC you can always call them for information at (360) 876-0958 or me Sarah Voss TICC Water Commissioner (509) 580-0940.

We received our Washington State DOH Annual Performance Report for 2022 on 5/11/2023. I will get it on our website soon.

As a member of TICC you should have received your Cross Connection Control Hazard Survey Questionnaire. Please read, fill it out and return by June 10, 2023. This is a requirement from the State for public water systems to keep your water sources clean and healthy.

You can always get the latest water quality information from Washington State Dept of Health website. They publish a monthly newsletter there.

Please be mindful of what you dump on the ground around the island, hazardous chemicals, oil and even dog poop has a way of working through the ground to our water sources. Remember you have neighbors downstream of you on our island.