

TREASURE ISLAND COUNTRY CLUB

**Treasure Island Country Club
Regular Board Meeting Minutes
February 04, 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

Ken Sanberg Bridge Commissioner

Dan Meddaugh Dock Commissioner

Tom Spaulding Road Commissioner (by phone)

Cheri Swettenam Beach Commissioner (by Phone)

Others present:

Sheldon Pritchard/Pat Richmond/Nancy Benson/Dick Benson/Noreen Meddaugh/Jody Grumme/Roger Hansen/Marianne Howard/Jan Croke/Morina Dustan/Jack McLauchlan/Tina Campbell/Beth Brooks/Barry Lewis/Betty Lewis/Trey Friauf/Gordon Godfrey/Judy Parks/Jack Morgan/Bob Beckwith/Rick Buran/Rex Wallingford/Larry Phillips

The meeting was opened at 9:00 AM by President Dave Madson.

Dave Madson introduced our new HOA liaison Janet Biggs from HOA Community Solutions who will be attending every bi-monthly meeting to answer any HOA questions and go over financial reports.

A **MOTION** to approve the meeting minutes from 12/03/2016, 12/15/2016 and 01/12/2017 was made by Dave Madson but was tabled by the board at the request of community because draft minutes had not been posted to the website prior to the board meeting for all members to read. The minutes will be posted to the website and the board will vote to approve them at the April meeting.

Unfinished Business:

The board and community members discussed the common area/dock lot tree removal in great length. Dave Madson acknowledged he had received multiple calls and emails from community members regarding the tree removal and thanked everybody for their interest in the matter. It was noted that an island lot north of the bridge had disposed of yard debris into the water which is a violation of the law but it was made clear that issue had nothing to do with the dock lot tree removal.

Dan Meddaugh presented his proposal for replanting shrubbery on the dock lot next to the Garry Oak stumps that would not impact the power lines in the future: plant in the Spring '17 two white flowering cherry trees and two tri-colored Japanese cherry trees. He proposed that the estimated cost of \$500 would be taken out of the Dock annual budget.

It was noted by Dave Madson and Larry Grumme that over 30 emails had been sent in regarding the disapproval of the trees being taken down. Roger Hansen personally read his letter out loud during the meeting as well as Nancy Benson. A letter from Monique Pritchard and Todd/Stacy Scoles was also read aloud by Dave Madson.

Larry Grumme presented a detailed timeline of events which led to, and Dan Meddaugh's involvement in, the removal of the Garry Oak trees and subsequent actions taken by the Board. This included a discussion of the Rules and Regulations and Bylaws that were violated, a draft letter prepared for review by the Board of the violation at a [Special Meeting held on January 12, 2017](#), voting of the Board at the Special Meeting in which five

of seven members of the Board voted to not send the letter and various other pieces of documentation written by Board members.

Multiple island members suggested they want to see a special membership committee formed to investigate this matter further and come up with a solution(s) and/or reprimand. The membership would like to see this happen prior to the annual meeting in July.

A **MOTION** was made by Kamryn Morgan requesting Larry Grumme to draft a charter for the membership to properly form an independent committee to further investigate the dock lot/Garry Oaks being removed, potential reprimand for violating bylaws and to recommend a corrective action plan on replacement of trees . The motion was seconded by Ken Sandberg. The motion was passed with six board members voting in favor (Dave Madson, Larry Grumme, Kamryn Morgan, Tom Spaulding, Cheri Swettenam, Ken Sanberg) and Dan Meddaugh abstaining from a vote.

Larry Grumme will draft the letter and send to all board members via email. Dave Madson will call a special membership meeting within the next month to discuss the charter draft and the board will vote on accepting the charter. The charter will clearly define the boundaries in which the committee can operate and one board member will be included in the committee to oversee rules, bylaws, etc.

Financial Report:

Janet Biggs of HOA Community Solutions presented the Balance Sheet as of 12/31/2016. The bridge loan balance as of 12/31 was \$895,465.08, down from last recorded minutes on 12/06/2016 at \$904,165.29. The Budget Comparison YTD Variance was also discussed showing the only concern thus far is in island legal fees, over budget by \$6,432.22.

Summary by HOA:

- New bank accounts were opened at Alliance Association Bank and funds were deposited from existing accounts:

-Operating and Maintenance (O&M)-- \$26298.75 from Oly Fed Gen Fund Money Market; \$3000 from Key Bank Gen Fund Checking

-Asset Replacement Fund (ARF) -- \$100171.76 from Oly Fed Savings ARF Money Market; \$213548.16 from Key Bank ARF Savings

-Asset Replacement Fund (ICS) -- \$200,000 was transferred from new ARF account

-Special Assessment Bridge (SA)-- \$105,574.37 from Columbia SA Reserve Checking; \$13351.64 from Oly Fed Savings SA Reserve MoneyMkt

-Special Assessment Bridge (ICS) -- \$65,000 was transferred from new SA Bridge account

-Special Assessment Bridge Pass thru-- \$24,000 from Oly Fed SA Savings

- The following bank accounts have been closed:

- Columbia Bank SA Reserve Checking

- Oly Fed SA Reserve Money Market

- Oly Fed ARF Money Market

- Key Bank ARF Savings

- Oly Fed General Fund Money Market

- The Key Bank General Fund Checking is due to be closed shortly after it is verified that all outstanding checks have cleared.

*Please note financial reports will always be one month behind due to TICC meetings being at the beginning of the month and financials for the month prior have not been reconciled yet.

**Janet will be at every bi-monthly board meeting. If an owner is interested in seeing the public financials prior to the meeting, please contact Dave Madson, do not contact Janet directly.

Commissioner Reports:

Water- Commissioner Larry Grumme reviewed a written report prepared by the Water Operations Manager, Daryl Axelson: The coliform tests for December and January were negative. Water production was lower in January than December and is slightly lower than the ten year average. 360,344 gallons were pumped in January '17 which is lower than the last four years and Rod Wilkinson notes this is the second lowest January since 2003! A new service connection and water meter was installed on lot #250, which brings the total number of metered service connections to 225. In regards to the Water Use Efficiency program (WUE): The TICC water system's WUE goals were set in a public meeting May 12, 2011 at the Grapeview Fire Hall. The WUE rule states that TICC must revisit these every six years, so in 2017 we must revise our goals as follows:

1. Install service meters by 2017.
2. As service meters are installed, work with customers to identify and repair customer leaks.
3. Reduce peak month production by 1% in 2017.

It was requested by board members that the water report be posted to the website prior to meetings. Larry Grumme agreed that could be done.

*Note that Daryl Axelson has moved off island but will remain an employee until the Spring. His intern Bruce Langston will then take over the Water Operations Manager.

**For any concerns, please continue to call Larry Grumme until further notice.

BRIDGE- Commissioner Ken Sanberg reported the drainage canisters near both ends of the bridge were cleaned by CatchAll and he is still waiting on the actual written report from the company to follow up with Mason County. Ken addressed the tree vandalism on the bridge and the incident was reported to Mason County Sheriffs and assigned a case number. Dave Madson confirmed there were pictures of a "guy" crossing the bridge on foot and grabbing the branches as he passed but could not identify him. Christmas lights from the bridge are stored in the beach shed and ready for next year. Removal or cleaning of the "green slime" on the bridge was brought up by Tom Spaulding, Ken said he would work on setting up the bridge to be pressure washed noting he needed to look into environmental rules regarding chemicals that could be used.

ROADS- Commissioner Tom Spaulding recently called upon Janet Biggs of HOA Community Solutions and asked for her recommendations on asphalt companies to come bid on re-paving the island. Tom would like contractors to come out to the island and give a professional written bid. \$9,100 was previously approved for road sealing.

BEACH- Commissioner Cheri Swettenam reported she has not had any negative feedback regarding the beach area and thanks Rick Buran and Dave Madson for re-roofing the beach shed. She will organize a beach clean-up work part in May or June.

DOCK- Commissioner Dan Meddaugh reported he is still researching appropriate night lighting for the dock that is both a non-trip hazard and also in compliance with the Department of Natural Resources.

SECURITY- Commissioner Dave Madson reported there were some bridge camera issues and the camera was knocked off line but the problem was remotely fixed and they're up and running again. Dave had a neighbor volunteer to pay for upgraded security cameras.

New Business:

-The board discussed a draft letter written by Larry Grumme to the owners of "Cooper" on the south end of the island regarding the dog continuously roaming off-leash which is in violation with our posted leash law and leaving his droppings on other people's property.

A **MOTION** was made by Ken Sanberg to follow through on sending the letter to the owners of Cooper as written in the draft as a warning. The motion was seconded by Tom Spaulding and the motion passed unanimously by the board.

*Larry Grumme made a formal request to all island members to please report any unlawful behavior to the board and the board will discuss what actions should be taken if it is in violation of our rules.

-The board discussed an amendment made to a current Employment Agreement in regards to the employment of Linda Pryor. During the January 12th executive meeting held at Dave Madson's home the board agreed to formally end Linda Pryor's employment as Executive Secretary due to the onboarding of HOA Community Solutions. The board approved to keep Linda on retainer at a rate of \$20 per hour until March 2017 to help ease the transition of the HOA and Kamryn Morgan as new Secretary/Treasurer. After further review with Linda Pryor and what she was comfortable with, she decided she did not want to continue working for the board. Larry Grumme drafted a 30 day notice to be delivered to Linda directly after this meeting that would formally end her working relationship with the board as of March 6th, 2017.

A **MOTION** was made by Dan Meddaugh to proceed with delivering a 30 day notice of termination to Linda Pryor relinquishing her duties as a paid employee of the TICC as of March 6th, 2017. The motion was seconded by Larry Grumme, the board voted and the motion passed unanimously.

It was noted by multiple board and community members that some sort of "thank you" to Linda Pryor and her 20+ years of service to the board should be honored. Morina Dustan volunteered to be the contact and event planner.

Community member Morina Dustan asked permission from the board to clean up some overgrown blackberry bushes on the dock lot which are growing up the Howard's fence on the dock lot side. She requested to replant some butterfly bushes in place of the blackberries. The board requested Morina to take photos of the butterfly bushes and come to the next meeting with a proposal.

Jody Grumme requested to clip some ivy that is currently growing on one of the Garry Oaks on the dock lot.

A **MOTION** was made by Larry Grumme to have Jody Grumme trim the ivy on the Garry Oaks on the dock lot. An audience member stated that could be a conflict of interest. The MOTION was amended by Larry Grumme to have Morina Dustan trim the ivy on the Garry Oaks on the dock lot. The motion was seconded by Dave Madson, the board voted unanimously to approve the motion to have Morina Dustan trim ivy on dock lot Garry Oaks.

-Dave Madson asked to change the title of "Security Commissioner" to "Surveillance Manager" due to the connotation that Dave is providing security to the island. Dave is simply providing surveillance by watching the TICC cameras. This title change discussion was tabled for now because we cannot change the designation of a commissioner title unless approval from the membership which is written in our bylaws as "Commissioner".

-The board discussed changing Daryl Axelson's position as Water Systems Operations Manager to reflect an increase in his hourly rate from \$16/hour to \$20/hr which is consistent with what we pay another TICC employee (Rick Buran) for island maintenance. It was clarified that Daryl Axelson is a salaried employee (\$350 per month) as well as hourly because the duties associated with his salaried position are different than the duties that are hourly.

A **MOTION** was made by Kamryn Morgan to increase Daryl Axelson's hourly wage to \$20/hour as Water Systems Operations Manager and update his Employee Agreement to reflect the increase. The motion was seconded by Ken Sanberg, the board voted unanimously to approve the motion. Wage increase effective immediately.

-The board discussed some foreclosure issues associated with Lot 223: it was just brought to our attention by the HOA that this home is two years delinquent on dues and bridge payments and we will need to proceed with legal actions/foreclosure proceedings. Our attorney gave us four different options to proceed. Current and past board members stated this property was never brought to their attention over the past two years of the delinquency status. The board decided to table discussion on this issue at this time and will address the board via letter of action.

-The final topic the board discussed was regarding a property line dispute. Currently the TICC attorney and the land owners' attorneys are discussing and reviewing lot lines. There are three different lines to consider which all encroach onto TICC property. The last lot line was done by Baseline when the new bridge was built and encroachments were noted on the existing cabin. Once the cabin was sold, Baseline surveyed again and TICC gave the lot owners the southernmost line. It was suggested at a previous board meeting that the lot owners get their own survey done. The land owners started building and were given encroachment information but continued to build outside of the original footprint thus further encroaching on TICC property.

A **MOTION** was made by Larry Grumme to authorize a third and final lot line survey on the encroached TICC property just north of the bridge which could cost the membership up to \$1,250. The motion was seconded by Ken Sanberg and the board voted unanimously to approve this expenditure.

President Dave Madson adjourned the meeting at 12:11 PM.

Written by Secretary/Treasurer Kamryn Morgan.

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