

The Beachcomber

HMC Newsletter

January/February, 2003



<http://www.herronisland.org>

President's Message

Inside this issue, you will find the runoff ballot for choosing the assessment method to be included in our revised bylaws. In our initial vote, which was counted at the January meeting, 82% of the voting members elected to change the current method and 73% chose to reject grandfathering. On this ballot, you will choose between two plans for assessing multiple properties and also between total implementation of the plan at the time of the next assessment or phasing it in over a four-year period to cushion the financial shock that some members would face. The votes will be tallied at our February meeting.

While the assessment method is the most sensitive issue in the bylaws, the entire document has to be reviewed and brought up to date and in compliance with state law before being presented to the membership for a formal ratification vote. The issues will be discussed in the upcoming Board meetings, to which every member is invited and encouraged to attend.

Another subject to be addressed is the authority of the Board to impose rules controlling the use of members' private property. The 1995 Rules and Regulations contained a rule banning "unsightly litter, rubbish, containers, equipment, abandoned vehicles, building materials or other household junk" on members' property, and provided for fining violators. In 1996, an overwhelming majority of members voted to repeal this rule and amended the bylaws to vest the power to impose restrictions on private property exclusively in the members rather than the board.

While most of us abhor the idea of an HMC "beautification committee" dictating how we use our private property, we seem to share a feeling of disgust at the handful of properties that have turned into junkyards. Unfortunately, the 1996 vote stripped all power from the Board to address this problem. As part of our updating of the Articles of Incorporation, Bylaws, and Rules and Regulations, we need to consider granting HMC authority to mandate the removal of abandoned vehicles. Ferd

Reichlin and the Rules Committee are researching Pierce County laws on junk control that could be applied to Herron Island rules so that we could treat the problem as an island violation.

These and other issues will be discussed in detail in the months leading up to the annual meeting and beyond. Please try to attend the meetings or provide your opinions to the Board by email or letter. Also, please consider running for the Board in May. We have many challenges to address in maintaining and improving our island, and have an urgent need for the talents and experience of our diverse membership.

Nick Huff & Ken Freeman

DEFINITIONS ADDENDUM TO ACCESS POLICY Effective January 11, 2003

Scheduled Run: Any run that operates in accordance with an approved schedule.

Unscheduled Run: Any run that does not conform to a current approved schedule.

Shuttle Run: Any extra run that operates to relieve excess volume in a scheduled run.

Special Run: Any approved* non-emergency compensated run that is specifically requested by a member or renter in good standing.

Emergency Run: Any medical emergency involving a person who needs transport from, but not to, Herron Island in order to be treated by a physician. Emergency runs are non-compensated.

Commuter Pass: A pass good for calendar month for which issued. Useable by family members: spouses, domestic partners, and dependant children.

Senior/Disabled Pass: A pass for members 65 and older or with State-issued disabled verification. Good for 20 trips any time during the fiscal year. Useable by spouses or significant other if they meet the same requirements. Does not cover passengers.

Compensated: A run that requires payment as specified by HMC Board of Trustees.

Non-Compensated: Any run that is exempted from payment in accordance with current HMC policy, i.e. emergency or utilities.

* **Approved:** Notification and approval from on shift ferry captain required.

The Beachcomber ²

HMC Newsletter

January/February, 2003

IMPORTANT PHONE NUMBERS

Island Manager

Doug Allen (253) 884-9350

HMC Board of Trustees

Nick Huff, President & Transportation (253) 884-4663

Ken Freeman, VP, Treas & Emer Prep. (253) 884-2749

Janet Podell, Secretary (253) 874-2452

Ferd Reichlin, Rules & Regulations (206) 242-7847

Bill Turpin, Land Use (253) 884-3089

Fred Fath, Asst Finance (206) 246-7016

Bill Zazzo, Water (425) 823-1902

Additional Responsibilities:

Dick Provencal, Water Repair (253) 884-2571

Al Moren, Roads; Tracy Anspach, Parks; Phyllis Krueger, Beachcomber

Herron Island Office Hours: Monday 9:30 as long as necessary but at least until Noon; Tuesday and Thursday, 9:30 to 4:30; Fridays as necessary. The office is CLOSED Wednesday, Saturday, and Sunday.

Office Phone: (253) 884-9350

Office Fax: (253) 884-5047

Website: <http://www.herronisland.org>

Office email: Office@herronisland.org

Manager email: HMCManager@herronisland.org

EMERGENCY 911

FERRY CELLPHONE (253) 691-1457

(Cellphone to be used for scheduling heavy loads, big vehicles or having something in tow, and for information regarding ferry service.)

DELINQUENCY LIST as of January 14, 2003

BISENIUS, Holly	MARCINKO/BERRISFORD
BOYAKINS, May	MARTIN, Sarah
COOPER, Marc	MILLER, Freddie
COPELAND, Michael	OVERLAND ESTATES/ J. Holt
DICKINSON, Linda	TITZLER, David
DROUILLARD, Joni	TREW, Terry
HARRELL/TANNOCK	
HILLBERG, Michael	RENTER:
KEARNS, Michael	
KIRK, LeeRoy	CARLYLE, Tom

Ferry Business

- Call ahead if you are planning to use the ferry for a trailer, boat, or large vehicle!
- Only those guests with valid passes will be allowed on the ferry.
- Plan your arrival to the dock to be at least 5 minutes before the scheduled time of departure.
- Walk-ons are not to be on the dock or ramp when cars are being loaded. Watch crew for permission to board.
- You may charge fares for service and delivery people—a guest pass is still required and a phone call to the crew to alert them if this is a large vehicle or heavy load..

LATELY, WE'VE EXPERIENCED GUESTS AND SERVICE PEOPLE EXPECTING TO COME OVER TO HERRON ISLAND WITHOUT GUEST PASSES. THIS VIOLATES THE ACCESS POLICY THAT WAS PUT IN PLACE FOR ALL OUR SECURITY. PLEASE MAKE SURE YOUR GUEST HAS A VALID GUEST PASS SIGNED BY YOU TO ENSURE THEY ARE ABLE TO RIDE THE FERRY. THIS IS NOT THE JOB OF OUR FERRY CREW.

Beachcomber News items need to be submitted to the HMC office by the 12th of each month. Items may be handwritten, typed or emailed. Your name and phone number are to be included in case there are any questions. Paid advertisements are to be arranged through the HMC office. You may reach the Beachcomber editor by calling Phyllis Krueger at 253 884 6510.

The Beachcomber

HMC Newsletter

January/February, 2003

HMC Board Meeting Summary

January 11, 2003

Administration

- Copier: a new digital copier has been obtained on a lease-purchase basis. It has greatly enhanced capabilities for handling jobs such as printing The Beachcomber. It is also expected to require less maintenance.
- Board approved a merit step increase for Captain John Farris.

A draft of a new workplace violence policy will be looked at by Board members for possible adoption in the future.

Transportation

- Board updated definitions in the Addendum to the Ferry Access Policy. Old definitions are in the Rules and Regulations and in the previous Addendum. *Note: this addendum is printed as a separate page in this issue of The Beachcomber.*

Board approved a position for a second part-time ferry captain. Because of workload at her fulltime job, our current fill-in Captain is not always available.

Finance

The County Assessor's Office is not currently available to re-assess various HMC-owned "orphan" properties and stipulate values to HMC's satisfaction. Two of these have been scheduled for appeal in February and we have made preparations, including photographs and written arguments, to present our case.

Legal Liaison

Upon request from our accountant, our attorney was asked to provide certain information needed for the annual audit, which he did.

Land Use

The County has been asked for specific language of the various ordinances that deal with junk cars and "junkyard" properties. This could then be referenced in any rules that HMC may adopt in the future to deal with the same issues.

Roads

Board approved a new island roads encroachment policy. *Note: this policy is printed as a separate page in this issue of The Beachcomber.*

Water

The Small Water System Management Project is going forward. The contracted engineering firm reports that they are more than halfway completed with it.

Winterize:

- **Keep the ditches along the roads at your property trimmed and cleaned out.**
- **Turn off your water at the road when you leave.**
- **Turn off your hot water heater at the breaker box.**

Full Time Renters Seeking Cabin

Fred and I have rented on Herron Island for the last 7 years. We are non-smokers. References available. Please call Shanti Simpson @ 206-824-2727 (Seattle) or 253-884-6743 (island).



The Beachcomber

HMC Newsletter

January/February, 2003

Captain John Says:



Give yourself plenty of time...

The ferry is expected to leave on schedule, as much as that is in our control. We would like riders to arrive up to five minutes before the scheduled departure time. The gate is closed **two minutes** prior to departure in order to lower the ramp, untie the boat, and leave on time.

OFFICE MANAGER/BOOKKEEPER POSITION OPEN

Qualifications: Accounting or bookkeeping experience necessary. Must be able to work on a computer - Quickbooks Pro, Windows XP, Publisher experience highly desirable.

Duties:

- Accounts receivable.
- Billing.
- Report preparation.
- Budgets.
- Working with HMC's CPA monthly, quarterly, and annually.
- Working with property owners.
- Ferry log sheet reconciliation.
- Correspondence.
- Ownership changes.
- Membership lists and files.
- Working with the Board, the Island Manager, and the attorney.

This position is supervised by the Island Manager.

The position requires up to 25 hours per week.

If you are qualified and interested, you can pick up an application at the office and submit it with your resume to the office.

BOOSTERS

AS EXPECTED the Christmas dinner/party was a huge success. Santa was a hit with most of the children—there's always those one or two who don't understand he's a GOOD GUY! Carla Vierra's Santa's Workshop for the kids was terrific—everyone, kids, parents, and onlookers thoroughly enjoyed it. Barbara Haskins and her crew once again made a special and delicious dinner. The white elephant gift exchange at the end of the evening was a great way to end a really enjoyable day.

Booster Events

**Booster Potluck
Saturday
February 8, 2003
6 PM**

At the Community Center



Work Party

Saturday, March 29th we will be meeting at the North Beach at 9:30 AM to repair and clean the small boat docks prior to putting them back in the water and refinish and install concrete around the fire pit.

You are invited so **COME ON DOWN!!** If we get more volunteers than needed, there are a few additional projects that need doing.



The Beachcomber

HMC Newsletter

January/February, 2003

HERRON MAINTENANCE COMPANY

ISLAND ROADS ENCROACHMENT POLICY

PURPOSE: Through a permit and monitoring process, ensure that the condition of island roads is not adversely affected by work performed on behalf of individual property owners with legitimate reasons for encroaching on road right-of-way. This policy supplements, and does not replace, the existing HMC "Tight Line Policy."

Any owner having a legitimate reason to do work on any HMC-owned road right-of-way, whether part of the maintained roadway or not, must first obtain an Encroachment Permit (HMC Form 11) from HMC. The work must be for the benefit of the owner's property which is immediately contiguous to the portion of road involved. Types of work include, but are not limited to, trenching for septic system tight lines or underground electrical or telephone lines, grading of any kind and tree removal or trimming.

Work done by property owners to keep roadside ditches and culverts clean (to allow for the free flow of water) as requested of them by the HMC Ditch Maintenance Policy, does not require a permit, nor does work performed by the HMC Water Department.

Encroachment Permits may be issued by the HMC Island Manager or the Road Department Chairperson. At the time of issuance, a security deposit, in an amount not to exceed \$1,000.00, payable to Herron Maintenance Company, is required. The deposit is in lieu of a performance bond to guarantee that the road will be returned to and left in the condition in which it was prior to the owner doing work on it. The amount of the deposit will be determined by the Island Manager or the Road Department Chairperson issuing the permit and will be based on the scope of the work detailed in the permit.

HMC will deposit the security deposit in the General Fund. The road section involved in the permitted work must be restored to pre-project condition in not more than 60 days from the date of the permit issuance. When the work is complete, the permittee must notify the HMC office. The Island Manager or Road Department Chairperson, or a designated representative, will within 10 business days inspect the work site and make a determination as to the condition of the restored road surface and/or of the right-of-way, as the case may be. Upon determination that no further work will be required to bring the area back to the proper condition the deposit will be returned following the next scheduled Board meeting.

If, at the sole discretion of HMC, additional work is required to restore the area involved, the permittee will be so advised, by letter. HMC will have its contractor make repairs, as needed, as soon as reasonably possible, and the actual cost of repair will be deducted from the amount deposited. The remainder of the deposit will be returned to the permittee following the next scheduled Board meeting.

New 1-11-03

IN MEMORIUM ED ADAMS

One of the first residents on Herron Island and the very first HMC Board President, Ed Adams passed away last November. Ed served many terms on the HMC Board and was an active and involved member up until he and his wife, Marian, moved in 1992. He will be missed.

The Beachcomber

HMC Newsletter

January/February, 2003

ASSESSMENT METHOD RUNOFF POLL BALLOT DESCRIPTION

Reason for Poll: Our bylaws and articles of incorporation are out of date and noncompliant with current state law. HMC and our attorney have been working for the past several years to bring these documents up to date, and we plan to submit an amended bylaws proposal for membership approval in late spring of 2003. A major section of the bylaws is the definition of the method in which budget expenses are allocated to the membership through the annual assessments. Because of the sensitive nature of this section, the Board is seeking opinions from the membership through a poll to define the method to be used. Votes from the ballot mailed with the November/December Beachcomber were counted at the January 11, 2003 monthly meeting, with no proposal receiving a majority. The proposals to leave the assessment method unchanged (Plan A) and to grandfather implementation of any new method (Plan III) received fewer votes than the other proposals and were defeated, requiring a runoff between the remaining proposals. The amended bylaws package is subject to legal review and adjustments may have to be changed to conform to state law. Any such adjustments will be discussed in upcoming monthly Board meetings.

Description of Ballot Questions: The runoff ballot consists of two questions, each consisting of the two options that received the most votes on the first ballot. Question No. 1 asks which of two assessment methods should be included in the amended bylaws proposal, while Question No. 2 asks which of two methods should be used in implementing the new assessment method if the method is changed from that currently used. It should be noted that the dollar figures described in Plans A and B are to be used only in comparison to our current assessment of \$896. The dollar amounts will be adjusted in future years to conform to the total budget for that year. A discussion of the questions follows.

Question No. 1: What assessment method shall be included in the amended bylaws proposal to be voted on by the membership in spring of 2003?

Plan B: The assessment method would be changed to one assessment per contiguous parcel of lots, with one non-contiguous lot allowed in the assessment if required for septic use. Under this plan contiguous lots are defined as any lots with at least one point in common. This includes lots that are side-by-side, end-to-end, or touching at one corner. A maximum of one house would be allowed per assessment. This plan would allow any number of lots to be included in the assessment as long as they are adjacent and only one house is on the parcel. It would impose separate assessments on properties scattered over the island. For example, a member owning one house on three adjacent lots would pay one assessment, while a member owning two adjacent lots with a house on each would pay two assessments. A single assessment under the current total budget would be approximately \$811 under this plan. One vote would be assigned for each assessment.

Plan C: The assessment method would be changed to one assessment for a primary lot, one additional assessment for each additional lot containing a house, and one additional half-assessment for each additional lot not containing a house. No differentiation would be made for vacant lots that are unbuildable or used for septic purposes. For example, a member owning a house on one lot and an adjacent vacant lot would pay 1.5 assessments, regardless of whether the vacant lot was used for septic purposes. A member owning a house on one lot and a separate vacant lot in another area of the island would also pay 1.5 assessments. A single assessment under the current total budget would be approximately \$716 under this plan. One vote would be assigned for each assessment.

Question No. 2: If the current assessment method is changed, how shall the change be implemented?

Plan I: The change would be implemented with the next assessment, which would be due October 1, 2003.

Plan II: A grace period would be implemented so that the current method of assessment would be applied to the assessment due October 1, 2003, and the new assessment would be phased in over the next three years in one-third increments. In this plan, the assessment under both the current method and the new method would be calculated for each of the three fiscal years beginning with October 1, 2004. One-third of the difference would be applied in 2004, two-thirds in 2005, and the new method would apply in total in 2006.

Please fill out the ballot on the following page and submit it according to the voting instructions.

RUNOFF POLL BALLOT, FEBRUARY 8, 2003

USE BALLOT RECEIVED BY USPS MAIL

QUESTION NO. 1

Determination of Assessment Method

What assessment method shall be included in the amended bylaws proposal to be voted on by the membership in spring of 2003?

Vote for one:

- Plan B:** The assessment method shall be changed to one assessment per contiguous parcel of lots, with one non-contiguous lot allowed in the parcel if required for septic use. A maximum of one house shall be allowed per assessment. One vote shall be assigned for each assessment.
- Plan C:** The assessment method shall be changed to one assessment for a primary lot, one additional assessment for each additional lot containing a house, and one additional half-assessment for each additional lot not containing a house. One vote shall be assigned for each assessment.

QUESTION NO. 2

Determination of Implementation Method

How shall the assessment method change be implemented?

Vote for one:

- Plan I:** Implement the change with the assessment due October 1, 2003.
- Plan II:** Implement a grace period so that the current method of assessment will apply to the assessment due October 1, 2003, and the new assessment will be phased in over the next three years in one-third increments.

SEE OTHER SIDE FOR VOTING INSTRUCTIONS

*Please mail in time to reach the Lakebay Post Office by Friday, February 7th,
or bring to the HMC office by 10:00 a.m., Saturday, February 8th.*

The Beachcomber

HMC Newsletter

January/February, 2003

USE BALLOT RECEIVED BY USPS MAIL

VOTING INSTRUCTIONS

- **Mark your ballots. Do not put your name on the ballot.**
- **Place the ballot in the small envelope marked “BALLOT”**
- **Place small envelope in large envelope marked “OFFICIAL BALLOT”**

**Be sure your name and address are legible and you have SIGNED the large envelope.
YOUR VOTE WILL NOT BE COUNTED WITHOUT THIS INFORMATION.**

*Please note: Return address stickers are acceptable for printed name and address **BUT YOU MUST STILL SIGN YOUR OUTER BALLOT ENVELOPE.***


Please mail in time to reach the Lakebay Post Office by Friday, February 7th, or bring to the HMC office by 10:00 a.m., Saturday, February 8th.

USE BALLOT RECEIVED BY USPS MAIL




The Beachcomber

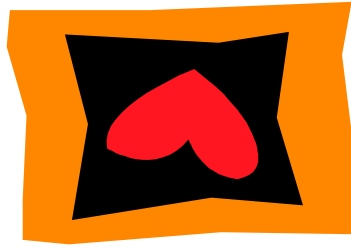
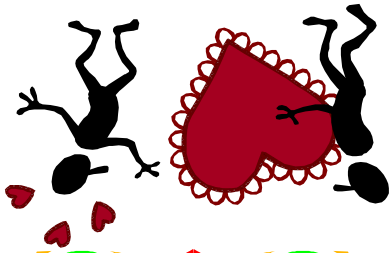
The Beachcomber winter issues will be mailed to members and on the web every other month, in November, January, and March. Board meetings continue to be monthly, same time and place.

January 2003

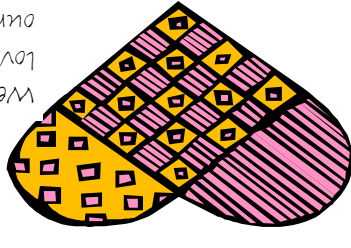
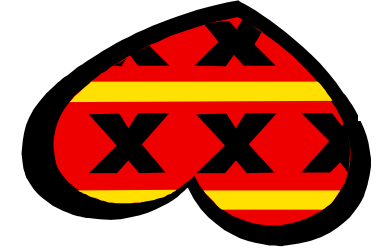
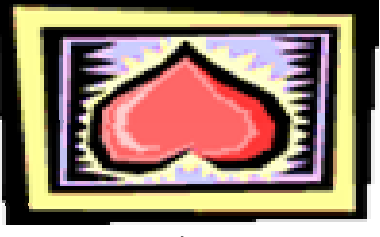
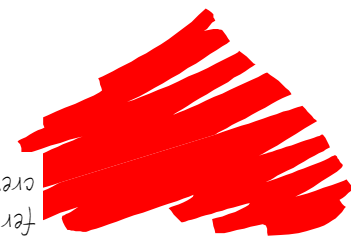
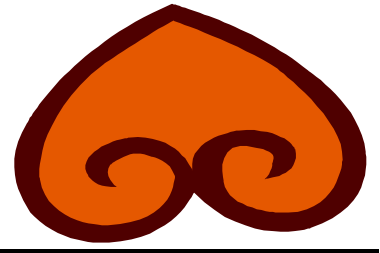
Sun	Mon	Tue	Wed	Thu	Fri	Sat
19	Martin Luther King Day 	21	22	23	24	25
26	27	28	29	30	31	

February 2003

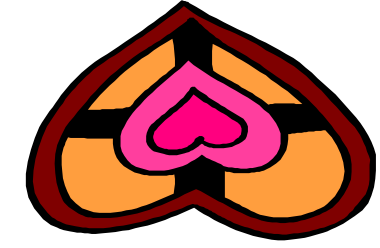
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8 Board Meeting, 10 AM Potluck, 6PM
9	10	11	12	13	14 	15
16 	17 President's Day  Public Schools' Mid Winter Break all this week.	18	19	20 Transportation Meeting, 7:30 PM	21	22
23	24	25	26	27	28	Work Party coming up on March 29



We love all those people who do the extra events that build community and make this a fun place.



We love all the people who donate time and energy on the Board, and on the various committees.



We love our ferry crew!

The Beachcomber

HERRON MAINTENANCE COMPANY
PO Box 119
Lakebay, WA 98349

Address Service Requested

Inside this issue...

- *President's Message*
- *Island Manager's report*
- *Road Encroachment Policy*
- *Opinion Poll Ballot*
- *Audit*