

**ANNUAL MEMBERSHIP MEETING
HMC MANAGEMENT
June 14, 2014**

Call to Order: Gary Wanzong called the meeting to order at 12:00 noon.

Board of Directors Roll Call: Gary Wanzong, President Co-Treasurer; Pat Zazzo, Vice President; Sherri Anderson, Secretary Co-Treasurer; Dianne DeGood and Janet Podell, Members at Large; Claudia Ellsworth, Island Manager (IM).

Election of Directors Ballots: Gary asked for any further ballots that need to be turned in. With no further ballots, Carolyn and two volunteers will do the prep work needed before the ballots will be counted.

Previous Annual Meeting Minutes: The previous meeting minutes were approved at the July 2013 Board meeting so that they can be published on the website sooner than having to wait a whole year for the approval.

Opening Remarks from the President:

Gary mentioned there was discussion in the earlier board meeting on the budget. There were pros and cons brought up about the budget. There was no correspondence received from Members since the budget was put out on the website. The proposed budget is not changing in total from the current budget. Lines items have been adjusted or changed but the net result is the assessment for both HMC and Water will remain the same for the 2014/2015 fiscal year.

Correspondence: There was no correspondence to report.

Island Manager Review: Claudia Ellsworth, Island Manager, reported the following: Extremely fortunate to have Charles Smith running our water distribution system. Some of the big items this year were Water System administration and operations. Many thanks go out to a very active water committee. Charles helped out many individuals with their water connections, leaks, etc. LUC was very active this year. HMC reached an agreement in an adverse possession lawsuit. A lot of time was spent building property related files to help with determining community boundaries and property lines. Thanks to everyone. It has been a very good year. Email contact distribution list is over 350 and growing. This is a great way to communicate with Members. There are 388 assessable units.

Budget: The budget was put out in the May Beachcomber for Member review. There was no further discussion on the budget. **Gary made three separate motions to accept, publish and send out to a vote the HMC Management budget, HMC Water budget and HMC fee schedule as presented. Motion carried.** Within the budget, it states that any carry over or unexpended funds will be allocated to appropriate reserves which will be approved by the board at a future board meeting. Special assessment is budgeted up to \$500 for the ramp painting. The billing of this special assessment will be based on actual costs once those are known which is expected to be around \$350-\$400. \$500 is the maximum amount and was budgeted just in case there are some unforeseen costs that come up. This special assessment will be billed in May or June 2015. **Gary made a motion to include and send out to vote a Special Assessment for Ramp Painting up to \$500 with the billing to be due May or June 2015. Motion carried.**

New business: A Member proposed to increase the board to 7 members and limit Island Manager term. There was discussion on the 7 member board. The only disqualification for a Member to be a board member is if the Member is not in good standing with HMC. *It would be best to change the bylaws so that it wouldn't have to be a vote each time the number on the board need to change. The board will research the bylaws to check on how the number of board members can be changed.* There was discussion on limiting Island Manager term. The Island Manager is under contract and can be terminated when given 60 days written notice. Would like to see what the costs are to hire a management company. *The board will research the cost of a management company.* There was an inter-active discussion by all parties attending the meeting on both subjects. A member brought up the idea that HMC should be checking when there is an HMC or BOOSTERS project on whether a permit is required or not.

Ballot Results:

The final ballot count and vote tally were as follows:

Election Results.....Votes

Mike Graham.....122
Janet Podell.....109
Jonas Ray67

Write-Ins:

Sherri Anderson1
Sam Argo.....1
Terry Fletcher1
Nick Huff.....1
Scott Schultz.....1

<u>Ballot Count:</u>	
Total Number of Single Vote Ballots: ...	136
No signature (not valid).....	2
Delinquent (not valid).....	0
Countable Single Ballots.....	134
Total number of multiple vote Ballots.....	26
Total Countable Votes.....	160

The new Board met in Executive Session to choose officers. The Board appointed the following officers:

President and Co-Treasurer	Gary Wanzong
Vice President	Janet Podell
Co-Secretary	Pat Zazzo
Co-Secretary	Dianne DeGood
Co-Treasurer	Mike Graham

Other discussion:

There was discussion on board member not needing to be a full time resident. Dianne DeGood travels from Kansas each month but there is a conference phone available that can be used when a board member is not able to be there in person. She utilized this and it works great.

Also discussion on whether the BOOSTERS approved a kayak rack at North Beach which did not pass as one of the projects to take on at this time. Maybe members would donate to this cause instead.

Adjournment: Gary Wanzong moved to recess this meeting until the July meeting.

Respectfully submitted,

Sherri Anderson
Recording Secretary