

HMC BOARD MEETING MINUTES
April 12, 2003

Call to Order: N. Huff called the meeting to order at 10 AM.

Roll Call: Nick Huff ,President, J. Podell, Secretary, B. Zazzo, Water Chair, Doug Allen, Island Manager, K. Freeman, Vice President & Treasurer, F. Fath, Board Member Al Moren, Board Member. Excused: F. Reichlin

Membership input:

None

Previous Board Meeting Minutes:

J. Podell made a motion to accept the March 8th Board meeting minutes. F. Fath seconded. Motion carried.

Correspondence:

J. Podell reported that 3 pieces of correspondence were received by HMC this month.

Finance:

See written Treasurer's report.

K. Freeman made a motion to pay the monthly island bills. B. Zazzo seconded. Motion carried.

Island Manager's report:

A detailed assessment of each section can be found in the Island Manager's written report. Additional discussions that occurred between the Board and HMC members present are shown below.

Administrative:

See written report

Legal

See written report. The Board discussed initiating foreclosure procedures against a member who has been non-responsive to the Board's requests. This member was previously granted special permission to come to the island on a one-time basis despite her assessment delinquency. Subsequently, promises to become current in her assessment have not

been met. **B. Zazzo made a motion to begin foreclosure proceedings. K. Freeman seconded. Motion carried.**

Discussion occurred relative to the possibility of requiring residential fire sprinklers for all new construction on the island. Doug Allen reported that the cost is approx. \$1 per sq. ft. Pros and cons were discussed but no decisions were forthcoming or agreements made to defer the issue.

Member Alma Zamberlin has informed HMC that she wishes to quit deed her property to the island. **B. Zazzo made motion to accept. F. Fath seconded. Motion carried.**

Transportation:

See island manager's report.

Part time ferry captain issue: Advertisements were placed in two regional newspapers. Several responses were received. The issue still remains concerning the limitations associated with candidates not living on the island. Doug will be reviewing the applications and will proceed to conduct interviews.

There was discussion concerning Kevin Kircher upgrading to ferry captain. Bill Zazzo outlined the licensing and training requirements Kevin would have to accomplish.

Our current back up ferry captain is currently applying for an upgraded marine license. At the time she becomes eligible to take the test (later on this year) her current license will have expired. Discussion followed about the status of her employment during the gap in her license coverage.

Water:

See written Island Manager' and Treasurer's report. Total approximate cost for a new water system would be \$2.1M or 6K per member to be phased in over several years with each phase being subject to membership vote.

Doug reviewed the preliminary cost estimate for the new water system. Significant discussion followed concerning the logistics of implementing a new system on a phased-in basis. Financing and construction issues were discussed. Phase 1 would result in five working hydrants in the center of the island. (Water storage tank is not included in the current estimate.) Ideas for HMC options were exchanged. Next steps: Hire civil engineer to perform a formal design and identify permit requirements. This would be subject to membership approval. Current study is expected to be completed by June.

Roads:

See written island manager's report

Question before the members...do we want to keep the roads at the current condition or upgrade them by purchasing additional rock? Dick Mowry reported that there are five miles of roads on the island that would require 30,000 sq. ft of road surface to be maintained. Approx. 200 tons of material would be required. He proposed that we postpone the work until the fall and barge the rock in to the island for \$22/ton.

Trimming rights of way - Al Moren proposed another work party to conduct removal of shrubs and materials that impact the right of way on island roads on May 17th. A notice will be placed in the Beachcombing to solicit volunteers. The debris would be disposed of during the North Beach burn on May 17th.

Rules & Regulations:

No report

Fire Department/Emergency Preparedness:

K. Freeman reported that because of conflicting commitments, he would be resigning as Chairman of the Emergency Preparedness Committee. **K. Freeman made a motion to appoint Claudia Jones as the new chairman. B. Zazzo seconded. Motion carried.**

A representative from Pierce County will be coming out to the island to advise the committee on emergency preparedness issues. Claudia Jones will schedule regular meetings of the committee.

Parks:

Tracy Anspach thanked those volunteers who helped in the work party to reinstall the small boat docks. Next project is to numerically identify each dock piece for ease of installation next year. Docks still need to be treated for water protection. He reported that the fire pit at North Beach is now complete.

Boosters:

Boosters dinner tonight @ 6:00 pm. Susie Surratt's bus stop project on the mainland will be worked on Sunday.

Beachcomber: Patricia Jones has volunteered to become the new Beachcomber editor. Next issue deadline 4/14/03.

Bylaws Proposal Review

Ken Freeman prepared a list of comments on the bylaws proposal submitted by the island attorney. Each item was reviewed and discussed.

New Business:

Nick Huff inquired about new applications for new board members. There have been none to date.

Unfinished Business:

None.

Adjournment:

**B. Zazzo made a motion to adjourn the meeting. J. Podell seconded.
Motion carried.**

Respectfully submitted by,

J. Podell, Recording Secretary