

HMC Management Board Meeting Minutes

Date: April 08 2006

Call to Order:

Fred Fath called the meeting to order at 10 AM.

Roll Call:

Fred Fath; President, Bill Zazzo; Vice President, Kathy Fennell; Treasurer, Clarrie Jones; Secretary, and Al Moren; Board Member.

Previous Board Meeting Minutes

Bill Zazzo made a motion to accept the March Board meeting minutes. Motion carried.

New Business:

Due to the presence of the HMC Legal Advisor Board President Fred Fath decided to start the meeting with today's New Business. The board discussed "The Deed of Easement Agreement" between HMC and the "Pitassi Living Trust" (see Attached). There was a discussion between the Attorney, the Board, and the homeowner about the need for a perpetual easement in order to finish repairs and maintain the property as well as an easement to allow construction vehicles access to the base of the cliff. There was a disagreement from Patrick Pitt about "Paragraph 6" of the HMC Rules which holds Mr. Pitt responsible for any breach of contract for himself and future owners. An agreement was reached by both parties to remove "Paragraph 6" of the document and as such a motion was made by Bill Zazzo to remove the paragraph and accept the agreement with the change and the motion passed.

Correspondence:

3 items; a letter from Mark Anderson regarding the South Beach trail, a letter of resignation from island employee Michael Shettlesworth and a letter from Attorney at Law Karen Willie regarding the emergency repair work at the south Beach Tract A

Finance:

Kathy Fennell Made a motion to pay current bills. Motion passed.

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:

There was a request from Karen Wiggins for permission from the board to bring a preschool class to the island for a visit. The request also included a no charge trip on the ferry. The board agreed to both requests. There was also a discussion on how to improve cleanup procedures of the Community Building. The Board

was not in favor of hiring a professional crew to cleanup after events. The Board approved a resolution to change the name of the HMC 401k plan to the HMC Management Profit Sharing Plan.

Information items

There was a discussion on the fence recently installed by the homeowner whose' property abuts the mainland parking area. The Board decided that there was nothing that can be done even though it closes off an area which has been used for many years by HMC homeowners and guests. There was a discussion on painting parking stripes on the lot prior to holiday weekends so as to expand the number of parking spaces. The Kirk and Titzler properties are in foreclosure and the old office computers are to be offered for sale after the purchase of used hard drives and windows which it is hoped will increase the sale price.

Legal:

Affidavits are ready to be signed on the Anderson and McNair properties with the provision on the Anderson property that they show the recent revisions.

Land Use:

There was a discussion on the Gallucci property which is located on the lot next to the Community center. Board member Al Moren, subject to the Gallucci family approval on an alternate property made a motion to have the alternative lot perked with HMC to pay the costs and the motion passed.

Transportation:

The board discussed the offer by ferry Captain John Farris to change the oil on the ferry engines as needed showing substantial cost cutting advantages. Bill Zazzo made a motion to approve the offer and the motion passed. Captain Farris also suggested that changing the schedule for rebuilding the engines to every three years would also contribute to savings.

Rules & Regulations:

There is a meeting later this day to discuss and rule on a recent homeowner complaint regarding illegal tree removal and trimming on their property.

Fire Department/Emergency Preparedness:

Several island homeowners are now trained on the emergency vehicles for movement in and out of the Community Center building only.

Water:

There was a discussion on the recent water line break and the need to update and replace our present system. Board member Al Moren explained that there was a good chance to get a low cost loan through the State Dept. of Agriculture and that he was pursuing quotes through the Peninsula Light Company Water division. There was also a request from Water department employee Scott Schultz that the Water Department be provided with portable lighting for night work as well as a reciprocating saw. Dick Mowry agreed to work with the Island Manager to seek quotes and to purchase those items.

Parks:

There was a request for volunteers to help with the installation of the boat docks also the board agreed to pay Dick Mowrey for the time on his equipment The board also discussed the placement and replacement of various signs across the island as well as the installation of a bulletin board near the community center.

Roads:

After a brief discussion on the Ferry road and the need for a number of improvements, Board member Kathy Fennell made a motion to approve Dick Mowry's request for a rate increase and the motion passed.

Boosters:

There was a request by Booster members to paint and update the interior of the Community building, there was also a request for the board to furnish a letter to the Planning Commission of Pierce County agreeing to the changes to be made on the exterior of the building. The Board agreed to both requests.

Beachcomber:

The Board discussed the upcoming community burn with the burn pile to start on the 6th of May and to finish by the Fire Department inspection on the 20th. The statement was made by the fire department that if the burn pile was added too after the inspection/approval process was made then the Island would no longer be granted future burn permits. The board decided to place this statement in the upcoming Beachcomber publication in the hopes that everyone will comply with the rules.

Membership Questions:

None.

Adjournment:

Bill Zazzo made a motion to adjourn the meeting. Motion carried.

Respectfully submitted by,

Clarrie Jones, Recording Secretary