

HMC Management Board Meeting Minutes (April 11, 2009)

Call to Order: Fred Fath called the meeting to order at 10:00 AM.

Roll Call: Fred Fath, President/Treasurer, Kathryn Deuster, Vice President, Janet Podell, Secretary; Judy Grienke, Assistant Treasurer, Eric Bergson, Member at Large, Doug Allen, Island Manager

Previous Board Meeting Minutes: Fred Fath made a motion to accept the March '09 meeting minutes. Motion carried.

Correspondence: Two pieces of correspondence were received during the month. These were discussed as each subject arose during the course of the meeting.

Finance:

- Fred Fath reported that we are half way through the fiscal year. We are operating very close to the planned budget with the exception of the ferry fees which are lower than expected. This is anticipated to change as we enter the summer months. HMC foreclosed on some properties, which along with the combination of other properties, reduced the total count of assessable units down to 396. Current delinquencies are down to 4 which is better than expected. Overall we are in good shape and should be able to hold the assessment at last year's level.
- The Finance committee will be meeting today to go over the upcoming budget and finalize the figures before presentation to the Board and the membership.
- **Fred made a motion to pay the bills. Motion carried.**

See Island Manager's written report for additional details of the following areas.

Administration:

- Doug reported that our contract for the Community Center with Fire District 16 is now ready for signature.
- Judy Greinke suggested that since we are now paying our own electricity bills at the Community Center we should lower the heat in the building when it is not in use. She suggested that we lower the heat to 45 degrees. The Board agreed.
- Our insurance carrier for the ferry docks (Commonwealth Insurance) is no longer going to provide this kind of coverage so we are working with them to identify a new carrier prior to cancellation.
- A question arose about whether we should we hire security for the upcoming holiday weekends? Kathy Deuster reported that we might need more security than we contracted for last year. Dallas Amidon reminded everyone that the Sheriff will be coming out to address the membership next week and we should request their advice in handling security concerns. A decision to hire security will be deferred until after the meeting with the Sheriff.
- Dana Gruber suggested a condensed version of our rules be prepared and placed in the Beachcomber as a reminder to members and guests. Terrill Chilson passed around a previous handout that was created for that purpose. The Board agreed to publish it in the Beachcomber.
- There was discussion of the island phone book. Eric Bergson reported that there are two issues to be addressed. 1. We need a phone listing for emergency preparedness purposes. After much discussion it was decided that no special list will be prepared but numbers will be made available to the Emergency Preparedness chair as appropriate. 2. The old Boosters Phone Book – It was suggested we solicit input from the membership concerning their desire to be included in the phone book. They could respond by mail or email. A notice will be placed in the Beachcomber with responses to be sent to Karl Schafer.

The response will indicate that the member agrees to have to their information provided in either electronic or paper form. Karl has agreed to be the focal point for this activity. It will not be HMC managed.

- Replacement of office computers. The office computers are very old and slow and it is time to upgrade both. There is currently sufficient money in the budget and Eric was asked to price some computers. He determined that it would cost \$1100 for two computers. **Kathy Deuster made a motion to replace the computer and router. Motion carried.**
- We will withdraw the interest from our current CD that is required as bond for the Wash. Dept. of Natural Resources.
- Should we require proof of insurance from members prior to issuing car stickers? Discussion followed and it was determined that we should not require this.
- Reminder of the upcoming annual burn on May 16th. Beginning the first weekend in May members may bring their burn material to the North Beach.

Legal:

- The Harpel forbearance agreement has been drawn up and sent to the member. As of this date it has still not been received back.

Land Use:

- The Land Use committee will meet again in May.
- A member in the audience asked about the recent foreclosed properties that HMC now owns. Could they be sold? Fred reported that the Board had previously discussed this and decided that now is not a good time to try and sell the properties. But HMC will revisit the idea as the real estate market improves.

Transportation:

- Mike Shettlesworth reported that one of the ferry engines is smoking and they have contacted Tacoma Diesel.
- For information: The US Coast Guard proposes requiring AIS (Automated Identification System) on vessels over 65'. It has not been determined if our ferry will be included in this requirement.
- Spill containment – A letter was forwarded to the Dept. of Ecology with our plan for spill containment.
- Replacement boom – There is possibly 40K feet available in Salt Lake City for purchase.

Rules & Regulations:

- No Report

Emergency Preparedness:

- Mr. Lou Dooley from Pierce County Department of Emergency Management addressed the Board concerning Pre-Disaster mitigation planning on the island. The County has provided some funding for pre-planning activities. There are several current mitigation plans currently in place that seek to reduce the risks to persons and property in the event of a disaster. They will work with us to develop a plan for the island. A profile will be prepared to identify risks and develop mitigation strategies. The grant covers the cost of the support from the County but requires an "in-kind" contribution from the island (i.e. donated time from the Emergency Preparedness Chair and other volunteer's time)
- Mike Davis reported that some of our radios are not functioning and they are being replaced.
- Next Friday, April 18 at 4:30 PM two Pierce County Sheriff Deputies will be on the island to address the membership.

- Mike Davis believes we would like to add a patient lifter to our emergency equipment. He will be meeting with the Fire Chief in the near future and will address the issue with him.
- Doug Allen will order a new Instructional CD for our defibrillator.

Water:

- Red's Electric is going to forward a list of needed parts for the two phase monitor.
- It was reported that we are not quite ready for the Sanitary Survey by the State.
- Water System Plan. The State has reviewed it but they are waiting on the County to review. There was some concern about the financials and the Island Manager talked with the State's representative about this. She appeared to be satisfied by our responses.
- There was some general discussion about our status as owners of a private water system. It was reported that we are not considered a municipality and could be exempt from some State and County requirements.

Parks:

- Tracy Anspach provided a written report. He reported that the Parks committee met on 3/9/09. Past and current work party activity was discussed. There was a work party on 4/9/09 that was very well attended. They installed the boat docks and he was very pleased and appreciative with the level of participation. They are in preparation for the 3rd Annual Earth Day coming up on Apr. 18th.

Roads:

- Allen Moren reported that our roads are in great shape thanks to the continual efforts of Dick Mowry.
- The new sign installation is complete. Allen thanked the volunteers who helped and he praised their skills. There is some surplus material that remains from the project and he suggested that the 4" x 4" x 10' treated posts could be used for kayak racks. The excess material could also be used at the North and South Beach areas with the minimal purchase of some galvanized carriage bolts and lag screws.
- The road watering truck will have the pump installed in preparation for the upcoming dust season.
- Single lane road – Allen Moren suggested that volunteer work would be appreciated to help clear the debris from the road. This can be added to the burn pile. Should we install mirrors to improve visibility in both directions? Allen has offered to donate one and another could be purchased from Costco. More discussion is needed. No further decisions will be made until after the upcoming summer months.
- Water Truck – Dick Mowry reported that he has been looking for an available truck. He may have located an International truck that would be appropriate. More information to follow. He also reported that to replace the clutch on our existing truck could cost between \$1200-\$1800. More discussion is needed to determine if our existing truck is still operational and worth spending money on for repair. Dick Mowry will make the assessment and report back to the office in a couple of weeks.
- Do we need a new Stop sign at North Beach? Allen reported that we have one Stop sign left and it could be installed there. An alternative would be to install a Yield sign. No final decision was made.

Old Business:

- HMC Items for sale are still posted on the website. The expiration date for sealed bids is April 30th.

New Business:

- There will be a Memorial Day sale in support of the Combat Veterans organization. Carole Crowley went over the plan for this sale on May 23rd at the Community Center. The Board decided to forego the rental fee for this event since it is for charity.

Action Item Review:

- The Board reviewed the open action items, updated status as appropriate, and added the actions that were identified from today's meeting.

Beachcomber:

- The next Beachcomber will be the April issue. Inputs are required electronically no later than 5:00 PM on Wed. April 15, 2009. The Beachcomber Editor is beachcomber@herronisland.org.

Adjournment: Judy Greinke made a motion to adjourn the meeting. Motion carried.

Respectfully submitted,

Janet Podell
Secretary