

## **HMC Management Board Meeting Minutes (April 10, 2010)**

**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 Greinke, Asst. Treasurer, Mark Anderson, Member at Large, Claudia Ellsworth, Island Manager.

**Previous Board Meeting Minutes:** Mark Anderson pointed out an item in the minutes that needs to be corrected based on new information that has become available since the Board meeting minutes were recorded. The issue has to do with the intent of Ballot Issue #2 and whether we need to have bid-ready engineering drawings ready if we pursue the USDA funding solution. Mark clarified that we now know that bid-ready engineering drawings are not required to support the initial application process.

Allen Moren asked if the March '10 minutes contained a question from him about whether the Ballot would be reviewed by the WPC prior to mailing to the members, and the answer was No, the minutes did not contain that notation. However, it was noted that the Ballot was reviewed by the WPC Chairman prior to mailing to the members. **Fred made a motion to accept the March '10 meeting minutes. Motion carried.**

### **Correspondence:**

- One piece of correspondence was received during the month. The letter was from a member's attorney concerning the surveyed boundary lines on his property. The Island Manager will be responding to the attorney. Kris Mullen inquired about HMC's obligation to pay any legal costs relative to this issue. It was discussed that the property owner (member) is liable for any legal costs resulting from this issue.

### **Finance:**

- The Treasurer reported that we are half way through our fiscal year and both revenues and expenses are on track to the budget plan. He reported that expenses and revenues historically increase during the summer months. Also, we revised our accounting system in the QuickBooks software program to reflect actual revenue and expense entries. Prior to this, expenses did not include contributions made to the Reserves resulting in a balancing shortfall. This change should correct that problem.
- **Fred Fath made a motion to pay the bills. Motion carried.**

### **Administration:**

See the Island Manager's report for miscellaneous Administration issues not directly mentioned here.

- The Island Manager made a point of again thanking all volunteers for their contributions to our community.

### **Legal:**

See the Island Manager's report for miscellaneous Legal issues not directly mentioned here.

- There are currently 5 delinquencies.

### **Land Use:**

See the Island Manager's report for miscellaneous Land Use issues not directly mentioned here.

- A member has requested permission to move a tree stump. Permission was granted. (see Island Mgrs. Report for more details.)
- The LUC charter has been reviewed and is ready for release. It was reported that Carole Crowley has resigned from the committee and Steve Kramer has joined as a new member.
- Fred Fath asked about a question that surfaced last month with regard to selling HMC owned properties. Kathy Deuster has spoken to a realtor about current market conditions

and found that the real estate market is still not recovered so it would probably not be a good time to sell those properties.

- Dallas Amidon brought up the issue of the pending water system upgrade and how it will affect real estate transactions on the island in the next few years. Discussion followed about the wisdom of trying to realize profits in the sale of our HMC properties. In fact, a member recommended we conduct an auction for those properties. Mark Anderson stated that while we are not in the business of making money off of our properties, we need to recover costs that have been incurred as a result of foreclosures, back taxes, attorney costs etc. There may also be inherent risks of carrying financial notes. Membership discussion followed about the pros and cons of holding versus selling the HMC owned properties. The LUC and Finance committee will collaborate to address this issue and develop a proposal to move forward with a plan for disposing of HMC properties.
- The IM has developed a list of derelict vehicles and properties on the island and reported that affected members will be contacted individually and advised of the Pierce County code applicable to dispositioning of derelict vehicles.

#### **Transportation:**

See the Island Manager's report for miscellaneous Transportation issues not directly mentioned here.

- Kris Mullen reported that he has located some boom to support our spill containment program. He has been working to acquire it from the current owners. He will keep us apprised.
- The dock inspection was completed and the report was sent to Pierce County who found it to be satisfactory. There were some non-critical recommendations made (painting, timber replacement, etc) that the Board will consider.
- Dry dock is tentatively set for Sept. 12 and the ferry will be out of service for approximately 2 weeks.

#### **Rules & Regulations:**

- No report

#### **Emergency Preparedness:**

- The final Natural Hazard Mitigation Plan has been forwarded to us from Lou Dooley of Pierce County Emergency Management. This has been forwarded to the EP committee for their review.
- The Island Manager reported that the annual burn is scheduled for May 15th. The Fire Department will be inspecting the burn pile on May 14<sup>th</sup> after which time no more material can be added to the pile. The deadline for adding to the pile will be May 13<sup>th</sup>. Members can begin bringing material (yard waste only) beginning May 1<sup>st</sup>. Allen Moren reported no branches larger than 10" in diameter will be accepted.

#### **Water:**

See the Island Manager's report for miscellaneous Water issues not directly mentioned here.

- Fred stated that issues concerning the upcoming water vote will be discussed at the Community Water Meeting scheduled for today at 1:00 pm.
- Mike Davis reported that he has resigned as the certified water system manager. He will be selling his home and moving off of the island. He has agreed to help find a replacement certified water system manager. Fred made a point of thanking Mike for all of his service over the past few years. The audience applauded in appreciation of Mike's years of service.
- Fred went on to state his concerns about volunteers who get flak from the membership and how the criticism can be very hurtful. Personal attacks are unwarranted and completely inappropriate. There are courteous ways to bring your differences of opinion to bear.

#### **Parks:**

- It was reported that there will be a Work party on April 24<sup>th</sup> and the small boat docks will be installed. Kris Mullen offered some material he will donate to the island for the docks connection redesign.

- Mark Anderson reported that he will be requesting permission for a tree currently in the center of the south beach trail to be removed (at his expense).
- Dallas asked how HMC will reimburse for repairs to the ball field. He was told he could submit an expense reimbursement request for any out of pocket costs he realizes.

**Roads:**

See the Island Manager's report for miscellaneous Road issues not directly mentioned here.

- Alllen Moren reported that Dick Mowry has worked hard to clear tight lines and maintain our roads.

**Technology:**

- No report .

**Rumor Control/Member Issues:**

- Linda Moren asked about a rumor she had heard concerning crew members stating Peninsula Light is no longer interested in working with us on the water system. No member of the Board or members in the audience remembered hearing any such rumor.

**Old Business:** None

**New Business:**

- Janet Podell suggested the creation of a master email distribution list as a communication tool for advising HMC members of emergent island information. This method is faster than mailing or posting information on the website. It was discussed that a proposal should be developed to minimize any external or peripheral use of the list. This list would not be available to the general population and any emails sent would be blind-copied to all addressees for security purposes. We will ask the technology committee to look into this. A notice will be placed in the Beachcomber requesting members' desire to be included in the distribution list.

**Action Item Review:**

- Following adjournment of the meeting the Board reviewed the action item listing and added new actions resulting from this meeting.

**Beachcomber:**

- The next Beachcomber will be the April issue. Inputs are required electronically no later than 5:00 PM on Wed. April 14, 2010. The Beachcomber Editor is [beachcomber@herronisland.org](mailto:beachcomber@herronisland.org).

**Adjournment: Mark Anderson made a motion to adjourn the meeting. Motion carried.**

Respectfully submitted,

Janet Podell  
Secretary