

HMC BOARD MEETING MINUTES
August 10, 2002

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

Roll Call: N. Huff, President, J. Podell, Secretary, B. Zazzo, Water Chair, F. Reichlin, Rules & Regulations Chair, B. Turpin, Land Use Chair, Doug Allen, Island Manager Excused: K. Freeman, Vice President & Treasurer, F. Fath, Board Member

Membership input:

G. Smith wished to discuss the President's message in the last Beachcomber concerning the proposed new assessment method. Extensive discussions followed concerning the history of the issue and the reasons HMC is revisiting the possibility of changing the methods by which assessments are determined. The member was concerned that the article in the Beachcomber was not clear about the options available to the membership before any change is formally enacted. N. Huff clarified that there will be a meeting next month for the membership to meet and discuss the options.

Previous Board Meeting Minutes

F. Reichlin made a motion to accept the July 13th Board meeting minutes. J. Podell seconded. Motion carried.

Correspondence:

J. Podell reported that there was one piece of correspondence received in the previous month (2nd Qtr. Compilation report from island accountant). F. Reichlin inquired if there was any further clarification on the statement of cash flows as reported last month. Doug Collier was contacted and advised that the statement was standard proforma language but he will provide a layman's clarification of the for the benefit of the membership.

Finance:

See written Treasurer's report for details concerning an appeal to Pierce County for back taxes on worthless HMC lots (see note below), continued planning on the various assessment methodologies to consider, a change in the Finance committee meetings, ferry revenue, etc.

Note: There are several HMC owned properties that are swampy, hilly, and unable to be developed. Pierce County has stated they will begin charging taxes on these properties (including back taxes). HMC filed an appeal to the County that was rejected with the explanation that one couldn't appeal a

valuation if it hasn't changed from the prior year. HMC's next opportunity to appeal will be next year and the plan is to do so.

J. Podell made a motion to pay the 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:

Nothing to report

Legal

Nothing to report.

Transportation:

There was a reminder about the upcoming ferry dry dock in September. Discussion followed concerning the extent of the work that will be required for the bottom painting. Tacoma Diesel has provided a two-week window for the dry dock service that should be sufficient for the work that needs to be performed. N. Huff reiterated the need to provide gainful employment for the ferry crew during those two weeks. Discussion followed about work that needs to be performed on the docks that could be assigned to the ferry crew. Also, the Motime will be available for passenger service during the ferry's absence.

D. Allen inquired about the Ingersoll Rand ramp breaks. It was reported that the contractor would be available to assess the problem in a few weeks.

G. Smith brought up the issue of discounted ferry fees and the fact that the members never voted to implement this benefit. He objects to the concept stating that ferry revenues are being lost. The Board will research if this was voted in by the membership or not.

Capt. Farris clarified that on Sept 22nd the ferry will be in service all day. (The flyers correctly state that the ferry will be out of service after the 22nd.) The ferry will officially be out of service after the final run on September 22nd.

Water:

HMC is meeting next month with the contractor hired to perform the water study. Additionally, it was rumored that the water will be shut off during the power cable replacement next week. This is not correct. Water will remain available.

Roads:

B. Turpin will be trained to drive the water truck.

The salt-water pump at North Beach is complete! See Island Manager's report.

Land Use:

Nothing to report. From Land Use chairman. D. Allen reported that some members are requesting approval to remove some trees on the one-way road to improved access to their property. They have requested Board approval to remove the trees. N. Huff surveyed the area and trees in question and didn't see a problem. In fact, he stated that it might actually benefit HMC. The owners of the subject property wish to widen their right of way and HMC would approve provided that it is done at no expense to the island for any current or future maintenance at the site. **B. Zazzo made a motion to approve the removal of the subject trees assuming the requesters bear the expense and responsibility, both current and future. B. Turpin seconded. It was suggested that the owners post a \$1000 HMC bond prior to the work being performed. F. Reichlin amended the motion to include the bond requirement. J. Podell seconded. Motion passed.**

Rules & Regulations:

The Rules Committee is meeting on Sept. 14th to complete the incorporation of the member's comments relative to our new rules. Additionally it was reported that there is one active issue up for appeal.

Fire Department/Emergency Preparedness:

Nothing to report

Parks:

A location for the Boosters new storage container was discussed. T. Anspach submitted a plan with a recommended location. Assuming it meets all code requirements, the Board approved the plan. **J. Podell made a motion to allow the Boosters to locate the container as proposed assuming the prep work and codes are met. F. Reichlin seconded. Motion passed.**

A work party needs to be formed to complete the playground at Goodpastor Park. At the same time there will be holes dug to replace rotted posts at the park. Flyers will be prepared soliciting help for the work party next Saturday. A backhoe needs to be available for this to work.

Boosters:

Boosters meeting tonight.

Beachcomber:

Deadline for entries in the next Beachcomber is 8/12/02. Entries may be e-mailed to Phyllis Krueger at: phyllis22K@att.net.

New Business:

J. Podell suggested that the Board contact the Sheriff concerning recent vandalism on the mainland beachside parking lot. A discussion followed about the suspected perpetrator being a local property owner who is unaware of the property lines. The County-owned property lines are not clear. Pierce County should be contacted and requested to post signs make the property lines clearer. It was suggested that it might be better to wait until after the dry dock so as not to exacerbate the situation. The Board will make some inquiries before dry dock.

Unfinished Business:

None

Adjournment:

B. Turpin made a motion to adjourn the meeting. B. Zazzo seconded. Motion carried.

Respectfully submitted by,

J. Podell, Recording Secretary

