

HMC Management Board Meeting Minutes

Date: August 13,2005

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, Al Moren; Board Member; Doug Allen; Island Manager absent.

Previous Board Meeting Minutes

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

Correspondence:

Letter from Mary Turpin regarding her resignation as Chair of Rules and Regulations Committee.

Email from James Strichartz advising HMC on the South Beach Trail.

Finance:

Kathy Fennell made a motion to pay current bills – motion passed.

Kathy Fennell made a motion to increase the notice of Lien fees from \$25.00 to \$50.00 due to increased fees on the County level– Motion passed. She reported that the Finance Committee would discuss and make recommendations about the HMC fee schedule at its next meeting.

The Board discussed recommendations from James Strichartz' office regarding three delinquent accounts. Re: Lehman, Al Moren made a motion to accept monthly payments of \$300.00 until paid off. Re: O'Neil and Tchochiev, Bill Zazzo made a motion to proceed with lawsuits to foreclose – motions 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:

The Board discussed the South Beach Trail, including the survey made by the new owner of the adjoining property. Due to the ravine-like nature of the trail, it appears that part of the trail crosses over to adjacent property on both sides of the trail. While we do have permission from one owner to use that side, the other owner is objecting. Doug Allen will contact the owner to get additional information and identify possible solutions. Due to the resignation of Rules and Regulations Chair Person Mary Turpin, Bill Zazzo has offered to act as temporary chair until a permanent replacement is found. Frank Van Raavensway, Gary Soriano and Paul Rohrbach have volunteered as new Rules and Regulations committee members

Fred Fath recognized and thanked all the volunteers involved in the Community Center renovation.

Legal:

HMC has submitted a claim to Aon corp. regarding the settlement of the class action suit.

Land Use:

The Board discussed HMC owned properties and also discussed a meeting to be held in September for the Land Use Committee regarding future "green space" lots and the process for determining fair market value. The Board discussion also included passing on all costs of future sales to prospective owners as well as having multiple appraisals by real estate agents (including mainland agents). The Board discussed Property Transfer fees. Kathy Ferrell made a motion to charge Real Estate Agents and their clients the appropriate ferry fee. – The motion passed. - Fees to take effect immediately. Other items discussed included sending a letter to the construction companies involved in building the new water tank to thank them for the excellent work and outstanding service and also to keep the small tractor for use in dragging the ball field and towing trailers etc.

Transportation:

Items discussed included raising the minimums for reserve accounts, including Dolphins/Dry Dock Reserve Funds due to soaring costs, as well as looking for alternate ferry transportation for next year's dry dock period. Also we still need a fill- in ferry captain as well as deckhands, although two applications are pending for deckhand.

Rules & Regulations:

No new activity.

Fire Department/Emergency Preparedness:

Next meeting to take place on August 27th at 10.30am.

Water:

Water tank is now finished and is in the curing stage. It should be ready to fill by mid-September.

Parks:

Dana Gruber reported the garden lot is doing well and the corner posts are in. The water line is now in place. Also Dana requested volunteers and any donations such as shingles for the shed roof and R.R. ties for landscaping. The Board shelved the ties until the environmental issues were looked into.

Roads:

Al Moren reported that the roads were in good condition but dusty. We may need to replace the pump on the dockside filler - perhaps buy a new one and rebuild the old one as a spare.

Boosters:

Kathy Deuster requested permission to hold an evening dance at North Beach on the Labor Day weekend. The Board agreed provided that the Kathy contact neighbors for their approval.

Kathy also raised the issue of speeders especially children some as young as twelve who have been seen driving cars down to the beach. Kathy also mentioned the possibility of having a yearly clinic to tune up the island golf carts.

Beachcomber:

Patricia Haenen Jones. The next issue is in August with a deadline for submitting articles of 8/20/05.

Unfinished Business:

None.

New Business:

None.

Membership Questions:

None.

Adjournment:

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

Respectfully submitted by,

Clarrie Jones, Recording Secretary