

## **HMC Management Board Meeting Minutes August 12, 2006**

**Call to Order:** Al Moren called the meeting to order at 10 AM

**Roll Call:** Al Moren, President; Kathryn Deuster, Vice President; Kathy Fennell Treasurer/Secretary; Mike Shettlesworth and Clarrie Jones, Board members; Doug Allen, Island Manager

**Previous Board Meeting Minutes:**

Kathryn Deuster made a motion to accept the meeting minutes from the July 8<sup>th</sup> Board meeting and the Special Membership meeting to count ballots. Motion carried.

**Correspondence:** Letter from Merry Kogut regarding disability access. Email from Richard from NoGeoduckFarm re: auctioning of tidelands next to Herron Island to shellfish growers. Letter from Montgomery Water Group outlining scope of work and fee estimate for completion of USDA loan application. Letter from Dana Gruber re: development of a dog park on HMC property. Emails (2) from Mark Anderson regarding the status of his property and Petition of Alteration. Email from Merry Kogut requesting an update on her appointment as Chair of the Rules Committee. Letters from Larry Nordberg and Sam Argo regarding enforcement of rules related to use of the small boat dock.

**Finance:** Kathy Fennell made a motion to pay the bills. Motion carried

**Island Manager's report:**

A detailed assessment of each section can be found in the Island Manger's written report. Additional discussion between the Board and HMC members are shown below.

**Administration:**

There was discussion about proposed geoduck farming planned on the Key Peninsula. The Land Use Committee will get additional information.

**Legal:**

Paperwork has been prepared by HMC Management's attorney granting Heather Hubbell an easement to proceed with work on the south bluff. The document will be signed today by Al Moren.

**Land Use:** The Land Use Committee presented a draft "Policy Regarding the Sale of HMC Owned Lots", which would replace the existing policy approved 11/11/00. Following a lengthy discussion, the following revisions (underlined) were proposed: Section 4. "The property will first be advertised in the Beachcomber for a 30 day period to alert island members that this property will soon be placed on the market". Section 5. "After the 30 day period, a contract will be signed with the chosen realtor and placed on the Multiple Listing Service with a 30 day bidding period. The HMC Board will review all offers and accept the highest qualified offer that is equal to or greater than the minimum acceptable bid". Kathryn Deuster made a motion to accept the revised policy regarding sale of HMC Owned Lots. (See full revised policy – \*will obtain from K. Deuster)

The Land Use Committee also presented several recommendations to the Board. The Board agreed 1) to accept the revised "Policy Regarding Sale of HMC Owned Lots", 2)

to provide funds necessary to do perc tests, 3) not to rent undeveloped HMC property 4) not to sell HMC property that does not perc, however exceptions may be considered on an individual basis if it is in the best interest of HMC 5) perk test 1219 W. Herron. 6) designate the Community Garden lot as “not for sale” as long as it is maintained per Board determination as a community garden, and that it be so designated on the island map. Recommendations that the five park lots on W Yew be designated as a “nature park”, and that the HMC lot adjacent to the S. Beach Trail be designated “not for sale” and labeled as “park” on the map, were referred to the Parks Committee for further discussion. A recommendation to buy the property at 619 W. Yew from Pierce Co. at an upcoming tax sale was not approved. In addition, the Island manager will send a letter to the owner of 1217 W. Herron requested that his possessions be removed from the HMC lot at 1219 W. Herron and that a tree house on that property be removed. Kathy Fennell made a motion to accept the amended recommendations. Motion carried.

**Other Land Use Items:** Kathryn Deuster will follow-up with Ken Freeman about his contacts with Pierce Co. activities related to junk properties, and Terrill Chilson will research pertinent Pierce Co. regulations. The petition of alteration between Mark Andersen and HMC Management will be signed today.

There was discussion about the Kirk properties, which will go up for tax sale in December. HMC is owed close to \$80,000 from these delinquent accounts. An old gasoline tank lays under one of the properties, so plume testing would be needed to check for environmental issues prior to any purchase. Doug Allen will check into the cost of drilling, possibly from the side of the road. An attempt will be made to contact Mr. Kirk to obtain permission to conduct tests.

**Transportation:** There was discussion about a crew recommendation to allow time off for a mid-day meal during busy Sundays by either eliminating a shuttle run or canceling the 1:30-2 run. The Board agreed that the ferry schedule should not be altered.

**Rules and Regulations:** Bill Zazzo has resigned as acting chair of the committee. Kathryn Deuster made a motion to accept Merry Kogut’s offer to be the new committee chair. Motion carried.

**Emergency Preparedness:** A meeting is scheduled on September 6<sup>th</sup> to plan for possible emergencies during the upcoming ferry dry dock.

**Water:** The Island Manager has submitted letters of inquiry to Washington Water and Peninsula Light regarding interest in taking over the water distribution project or managing the system, however no response has been received. He will follow-up with these companies on the status. Al Moren will contact Doug Whittle from the USDA for names of other engineering firms that may provide competitive bids to the one submitted by Montgomery Water.

**Parks:** Tracy Anspach has requested that membership in the Parks Committee be increased. The committee would draft a charter and meet monthly to address park planning and other related issues. Beth Owen, Terrill Chilson and Kathryn Deuster volunteered to participate. Other members were suggested and will be contacted. The small boat dock expansion project has not been fully completed. A final payment will not be made until Tracy Anspach and Terrill Chilson confirm that work has been satisfactorily completed. There was further discussion about enforcement of rules at

North Beach, including the possibility of hiring private security or a sheriff on busy weekends. This topic will be taken up by the new Parks Committee. A request from a member to designate a HMC lot for a dog park was also deferred to the Parks Committee. Beach rules will be included in the next Beachcomber.

**Roads:** A new pump has been ordered that will significantly speed up filling time filling time for the road watering truck.

**Boosters:** The Boosters need to raise \$2,000 to meet the expenses of remodeling the community building. A raffle is planned to meet the shortfall.

**Old Business:** None

**New Business:** A large generator is for sale at \$8500 that could potentially be used to operate the dock during power outages; however, detailed information is not available. No action was taken.

The Board moved to closed executive session at 1PM and reconvened at 1:30 to consider the following actions:

- 1) Per Article 9.6 of the bylaws, assess an owner \$125 for a special medical ferry run related to guest misconduct. Kathryn Deuster made the motion; motion carried.
- 2) Following a request from the Island manager, initiate Board action to ban a member from driving on the island or the ferry. The action will be followed by a letter from the Island Manager. Kathy Fennell made the motion; motion carried.
- 3) Clarrie Jones has resigned from the Board for personal reasons. Mike Shettlesworth made a motion to nominate Beth Owen to serve out Clarrie's term. Motion carried.

**Adjournment:** Kathryn Deuster made a motion to adjourn the meeting. Motion carried.

Respectfully Submitted,

Kathy Fennell, Secretary

